

Report to Overview, Scrutiny and
Policy Development Committee

Local Plan Pre-Submission Draft,
5 October 2015

Appendix 3b: Appendices of the
Draft North Tyneside Local Plan
Pre-Submission Draft Sustainability
Appraisal Report

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APPENDIX 1: OFFICER MEETINGS

PLEASE NOTE POLICY NAMES AND NUMBERS RELATE TO PREVIOUS VERSION OF LOCAL PLAN (CONSULTATION DRAFT 2013)

6.8.13 Meeting with Biodiversity Officer

- More policies could contain as part of criteria, for example “must not cause adverse impact to biodiversity”.

In some occasions this may be relevant and has been added, however, as the Plan is read as a whole, the biodiversity-specific policies provide the protection desired as part of this request.

- Biodiversity and Geodiversity

Check numbers of LWSs and SLIs. **Checked.**

Para 8.18 – “habitats of particular significance” should be removed and “woodlands” and “hedgerows” should be added. **Amended.**

Need to ensure that consideration is given to internationally/nationally designated sites. **Added.**

Use “conserving and enhancing” instead of “maintaining” in S/8.4 c). **Amended.**

Add “species” to DM/8.5 a). **Added.**

“Appropriate mitigation measures, reinstatement of features, and/or compensatory work” needs to be included in policy DM/8.5. **Added.**

“2010 Conservation of Habitats and Species Regulations and the 2006 Natural Environment and Rural Communities Act” are the correct legislation to refer to in supporting text. **Added.**

- DM/8.8: Trees and Woodland

“Where appropriate” should be added to point “C” so that new woodlands etc. are only considered in those areas where it is suitable. **Added.**

27.8.13 Meeting with Senior Planning (Conservation) Officer

- Would we consider a policy that pledge to reduce CA boundaries? A review of boundaries? We have a lot of buildings/streets that we are unable to manage and a reduction could see us better focusing resources.

Reference added to review CA boundaries.

- DM/9.11

Wording changes in intro of policy to strengthen.

f) phasing – can we do this? **We will continue to include this.**

h) can we make this stronger...research should influence the proposal **Wording changed.**

i) change wording – doesn't lead into sentence from above. **Wording changed.**

- S/9.10

a) "significance" instead of "legacy" **Amended.**

- General

Avoid "contemporary" – may give out wrong idea that we are insisting on modern-looking schemes. "appropriate" alone seems adequate. **Amended.**

- S/9.15 Spanish city

2nd half not needed, it's covered adequately in heritage and design sections. **Amended.**

- S/9.16 Buddle

Seems to be encouraging business use only. Would we not encourage community (or other) uses?

Business use has been explored and would seem like a feasible way forward. Line added to encourage other appropriate uses too.

- AS/9.13 Wallsend Town centre CA

Are there grounds for pursuing a CA in other town centres too?

Research suggests that the other town centres do not have the same level of special character and appearance as Wallsend, less heritage assets, less special history. Wallsend in particular could especially benefit from improved management and heritage funding.

22.8.13 Meeting with Highways and Infrastructure Manager

- Do policies contain anything about the quality of watercourses... e.g. “seek to improve the quality of natural watercourses”

Opening up of culverts is becoming best practice – there’s a good case study in Birmingham.

Additions made to policies to take this in.

- Flooding policies

There are no alternatives because a) national policy says we need to do this, b) we don’t want to have flooding...

No need to mitigate as we only envisage positive effects.

- Water infrastructure

Need to consider how we can work with developers to remove surface water rather than just reduce.

Sustainable design/construction policy covers this to an extent but we need to make effort to involve NWL early in the development process – pre-app or sooner.

Additions made to policies in relation to this.

Meeting with Environmental Sustainability Manager and Waste Manager

- DM/9.1

Sustainability levels could be set higher but difficult when neighbouring authorities don’t.

Need to keep consistency.

Add “promoting energy efficiency”

Something about community energy schemes – maybe in energy infrastructure section

Monitoring refers to Code for SH – but it’s not in policy. Should it be?

If there's no standards set then developers have no obligation and won't do anything. "seek to minimise/maximise" not strong enough.

On last sentence add something about "and what are they going to do about it"

Offsetting affects elsewhere...are we able to have a requirement for developers to help (for example) a local school reduce their carbon footprint?

Policy completely rewritten to take account of the above.

- DM/10.8 Renewable energy

Wording here is negative sounding towards renewable energy. Can it be changed to sound less like a list of problems?

The bullet point list can be refined, e.g. remove heritage and biodiversity aspects – they're covered elsewhere in the plan.

Encouragement of community energy schemes – can this be in here?

Policy completely rewritten to take account of the above.

- Airport operations policy – do we need one?

No specific policy but airport issues are considered throughout Plan.

- S/7.13 quality of housing stock

Point (a) is great to see but can it be "energy efficiency" rather than "thermal"? **Amended.**

- Green roofs

In water management section.

DM/9.1 contains a reference to 'sustainable drainage systems and rainwater harvesting'.

Green roofs form part of a drainage system, do not want the policy to be too prescriptive by naming types of systems and solutions. Again this applies to water policies, however, supporting text amended to make some suggestions of SUDS including green roofs.

- S/10.11 Waste management

Moving towards thinking of rubbish as a resource.

Mentioned in introductory paragraph 10.47

Justification etc. needs updating **Done**

“recovery...for example energy from waste” – **altered wording of Policy S/10.11**

Think about flexibility for introduction of new technologies.

Don't need to include targets

Allocation of sites...do we need to specify a size of waste area that we need?

Can we please allocate at least existing sites and a buffer zone around them for expansion. – **existing sites, and expansion land, are protected through Policy DM/10.12 and will be shown on Policies Map**

Housing near waste sites is a bad neighbour use. – **point noted and will be considered when housing sites are allocated.**

Try to include something in policy about “rubbish as a resource”. – **line added to Policy S/10.11**

Can we include something about the beneficial co-location of developments that can make efficient uses of each other's waste materials? This may be something for the employment chapter. – **line added to Policy S/10.11**

Sites – include something about existing sites. – **existing sites are protected through Policy DM/10.12 and will be shown on Policies Map**

- **DM/10.12**

Protect existing waste sites with allocations – **existing sites are protected through Policy DM/10.12 and will be shown on Policies Map**

- **General**

The current contract with SITA runs until 2022.

Link economy to waste figures. Amount of waste produced has reduced as economy has worsened. And growth will mean an increase. Need to keep this in mind. – **noted.**

Local authority collected waste and local authority controlled waste....need to check and use terminology correctly.

Justification will need updated to reflect the forthcoming Council Waste Strategy. Also further work needs to be done looking at Environment Agency Waste Interrogator for final draft. Could be some issues with hazardous waste figures from 2010, ship dismantling may have distorted the figures.

29.8.13 Meeting with Senior Development Management Officers

- DM/9.1 Sustainable Design and Construction

Remove “major”...this should be for all developments but maybe add something about proportionality - this criteria couldn't be easily applied to all development.

Include something about a sustainability statement that would set out how the criteria has been addressed.

Any standards being used? Probably not – seem to be getting phased out. Rely on what is set out in buildings regs. Moving towards an energy efficiency approach. This is fine but need to work out how we measure this?

Policy rewritten.

- DM/10.14 Telecommunications

Based on existing DM telecoms note. Good to have 4G if technology is moving that way.

Seems a usable policy.

- DM/7.5 Affordable housing

Happy to see “at least” 25%

- S/2.1 Green belt

Fine

- S/2.3 Safeguarded land

Do we need to allocate some safeguarded land? Where will it be? Policy seems ok.

Safeguarded land will be identified on Policies map.

- Policy E9 : Primary Shopping Area and Frontages

Good that we have % figures in there now. “without allowing accumulation” is good to see.

- E11 district

Good to have numbers included.

- Policy E16 : Impact Assessment

Is this for out-of-town development or for anything? Not clear.

Retail policies rewritten and clearer now.

- DM/7.4: Criteria for New Housing Development

Any new housing? One new house? Lots??

Any residential proposal not already supported in principle through a development plan allocation.

b) what if there’s no houses around it? and what does “integrated” mean here? Connected?
Amended to reflect creation of sustainable communities. Point was based around whether – if its not near to or can be integrated with existing community, is that a sustainable place for a house?

d) does this mean you can’t build on green land? GI is everything green?

“efficient use of land” sounds like support to cram as many houses on a site as possible.

Amended to “whilst incorporating appropriate green infrastructure provision within development”

- DM/7.8 self build

Why 5 or more? Seems fair but what’s the justification behind it?

Changed to “sites where more than one dwelling is proposed”

“design framework” Who does that? It’s not clear who would produce that.

Applicant – included in supporting text.

- DM/7.9 executive housing

Points d and e require some research by the developer. They need to prove it – should this be written in, e.g. “applicants need to show that they have met this criteria”. However, difficult to know if we could refuse applications on those grounds because they’re not controllable.

Agree this is something that could not be realised completely until scheme is under construction / at sales. However, a developer may complain but they don’t bring forward a scheme without some idea of what it is going to sell for ... should be info that they have.

Would some form of condition apply? This could be tied to compensatory delivery of affordable housing if they fail to meet the criteria? Concept of executive scheme would usually be that they meet their requirement through a commuted sum. Arguably if they don’t delivery on quality / values they’ve just wormed out of an affordable element on site ... failure to comply with the criteria could trigger on site contribution?

- DM/7.10 Houses in Multiple Occupation

a) We wouldn’t know if it was “affordable”

“Affordable” deleted

Don’t need to specify about “for locations where Permitted Development Rights have been removed, for Houses in Multiple Occupation between 3 and 6 household units”...this is assuming we’re talking about housing - where this is usually PD – but if it was a change of use it wouldn’t be.

Amended to : The conversion of change of use of a property to a small or large Housing in Multiple Occupation, where planning permission is required for such development, will be permitted where

- DM/7.11 extra care/specialist housing

Good to have. Does residential care home fall into this? Look to existing UDP policy on this for a steer, because that’s a good policy.

Policy made clearer

- DM/7.14 G&T
Fine

- DM/8.3
Maybe need to add “appropriate mitigation”... standards are good to have but it won’t be possible for all developments to adhere to them. Adding this means we can still yield something positive from it, potentially through s106.

Added to policy.

- S/8.4 Biodiversity and Geodiversity
Wildlife link? What’s this? Need to seek further clarification from Jackie H and include some description – maybe in supporting text.
Requirement for a survey is good to see.

Text added to paragraph 8.22 and policy S/8.4 to explain that wildlife links are not marked on policies map but still require protection. They are the links/connections around sites and between. Might need further clarity in future draft, await result of consultation.

- DM/8.8 Trees and Woodland
Currently we request a 5 year management plan but 10 years is fine.

- NE10 minerals
Clarity needed. What if you’re building one house? How do find out the information if there’s mineral potential on the site?

Policy rewritten to be clearer.

- DM/9.3
“overshadowing” has not been in our policies before – it can be removed “loss of light” covers it

Subservience is good to include.

“Overshadowing” removed.

- S/10.9 Water Supply

Is this policy for major development? No, for all – this needs to be made clear.

– Amended policy wording to make clear this is for all development.

29.8.13 Meeting with Regeneration Manager and Business and Enterprise Manager

- S/1.1

“main urban area”...what’s this? We may need to define this. North West villages would probably not be defined as the main urban area – so are they included?

c) understood that we have to say this in accordance with national guidance but most of our new retail may not be able to go in town centres....can we be contradictory like this?

Also much of our cultural offer is not in town centres.

Agree it appears contradictory but should remain a priority for the Council. Policy amended to remove “new” – fundamentally the town centres are where most retail activity should be, and potentially just about is if you add them all up.

Culture moved in with tourism, office deleted from the criterion.

- AS/1.2

b) “building on local expertise in the off-shore oil and gas and shipbuilding industries.” – we don’t have any ship building expertise? Should maybe say “developed in the off-shore....”.

Should include engineering.

f) should remove “particularly at Willington” – should be a priority for everywhere. This seems based on GVA findings that we’ve moved on from now.

– Amended

- AS/1.3

b) and d) have repetition.

e) should be spilt into two parts.

Amended.

- AS/1.5

d) Remove “bins and seats..” too detailed for strategic policy. And should just be covered by “high quality public realm” or similar.

Amended.

- S/2.3

Will there be a strategic employment site included within our safeguarded land? Maybe we should be including one in case such an opportunity arises.

– Will look into this following the results of the Employment Land Review 2013 and following Local Plan consultation. However, since the addition of policy DM/5.4 Employment Land Development Outside Identified or Existing Employment Land it may not be necessary.

- E1

c)ii) “call centre” – is there not a better name? e.g. “customer service centre”? Or maybe just remove?

Amended

Do we set criteria for non-employment development on employment land?

- Policy DM/5.3 Development Affecting Employment Land and Buildings covers this.

- E2

Could Balliol be split into two? Some parts more likely to be developed than others. – It would be possible to split the land into two as there are two different owners of the site.

Allocations will be investigated through the Employment Land Review and Local Plan consultation process.

Tyne Tunnel has formal playing pitches. This could prevent development here. – **Noted**

- E3

Looks fine, good to have.

Should we have a reference to engineering? Or maybe not specifically refer to anything?

Policy amended to be more generic.

- E6

Why do we have district and minor district centres? What's the difference in policy terms?

- E7

Add another bullet about not having an adverse impact on an allocated site.

- E9

a) to d) have "and" after them....the rest don't. some of them may need an "and" or an "or" – need to check this carefully.

c) why do we have this? We're not trying to "Protect and enhance retail activity" within the whole PSA?? It'd be better to say "protect and enhance footfall" because that's something we're definitely trying to do in our town centres.

Retail policies completely rewritten taking the above into account.

- INF5

Do we consider amenity, pollution, etc....? **Yes in other relevant policies.**

Do we specify that we want waste facilities in buildings, behind walls? **No – don't want to be that prescriptive and discourage development coming forward.**

- AS/10.5

e) what does this mean? Public? Private? **Public – added.**

g) should have a caveat related to identified need **added**.

- AS/9.16

Business use is preferred. It is a concern that Buttress will not be successful in being awarded grant monies – should build some flexibility into policy to accommodate this possibility.

Other uses now encouraged in policy.

- AS/9.17

Listed building protection instructions don't need to be in there – heritage policy covers this.

Amended.

29.8.13 Meeting with Housing Strategy Manager and Officers

- DM/7.4 Criteria for New Housing Development

“An attractive choice of sustainable transport” – suggest “a range of”?

Amended.

- DM/7.5 Affordable Housing

Bullet C - This is not always the case. Should it be that we say will “encourage” rather than “require” alternative sites to be looked at?

Point removed.

Range of rewording and clarifications.

Amended as suggested.

- DM/7.8 Self Build

Bullet A - Delete “surplus”

Bullet B - Better “major schemes”? This would allow certainty with a definitive planning term

Last paragraph may be duplicating and therefore unnecessary

Self build policy now rewritten.

- DM/7.9 Large Executive Housing
Shouldn't specify just in the urban area.

Reference removed.

Criteria needs clarifying.

Criteria now separated into two different parts for clarity.

- DM/7.7 Range of Housing Size
Will need to be updated by new SHMA data

Reference in supporting text about emerging SHMA.

"target" not the right word to use here.

"target" removed.

- DM/7.10 Houses in Multiple Occupation
Will we make use of Article 4? The council doesn't at the moment but will we proactively pursue in the future?

This is the intention, as set out in the policy.

- DM/7.11 Extra Care / Specialist Housing
Need to mention extensions and works to existing properties as well as new build

Added.

We need to be explicit that not just elderly groups but also other vulnerable groups need to be considered

Other groups added

Delete "Wherever practicable"

Deleted.

Priority should be for people to remain in their own homes as long as possible

References added.

- S/7.13 Protecting the Quality of Existing Housing Stock
Does b) need strengthened? Maybe add a sentence about “selected demolition where appropriate”

Amended.

Delete “rented”

Deleted.

“neighbourhood management” Does the Council have a role in this? Is there an updated term

“neighbourhood management” reference removed.

- DM/7.14 Provision for Gypsies, Travellers and Travelling Showpeople
Criteria could do with tightening up.

Criteria clarified.

APPENDIX 2: SUMMARY OF POLICY ASSESSMENT FOR THE LOCAL PLAN: CONSULTATION DRAFT 2013

	Implementation of Proposed Policy				Without implementation of Proposed Policy			
	Un mitigated	Mitigated			Un mitigated	Mitigated, i.e. alternative approach		
S1.1 Spatial Strategy for Sustainable Development	6	19	20	20	-2	0	0	0
AS/1.2 The Wallsend and Willington Quay Sub Area	23	30	31	31	-27	-28	-28	-28
AS/1.3 The North Shields Sub Area	17	25	27	27	-11	-9	-6	-6
AS/1.4 Fish Quay and New Quay	19	32	34	34	-0	10	10	10
AS/1.5 The Coastal Sub Area	25	34	35	35	8	12	12	12
AS/1.6 The North West Communities Sub Area	39	46	46	46	-32	-12	-10	-10
DM/2.1 Presumption in favour of sustainable development	28	28	28	28	0	0	0	0
DM/2.2 General Development Principles	18	28	29	29	-9	2	2	2
S/3.1 The Green Belt	15	19	19	19	-17	-19	-19	-19
DM/3.2 Development within the green belt	2	6	18	18	-3	-3	-3	-3
S/3.3 Safeguarded Land	3	14	14	21	-22	-2	-2	-2
DM/3.4 Development within the Safeguarded Land	2	4	14	14	-17	0	0	0
AS/3.5 Killingworth Open Break	4	11	14	14	-17	-7	3	3

S/4.1 Supporting Neighbourhood Planning	4	5	5	7	0	2	2	2
S/5.1: Economic Growth Strategy	22	28	28	28	-20	3	3	3
S/5.2 Employment Land Development	9	17	17	17	-15	4	4	4
DM/5.3 Development Affecting Employment Land	6	10	10	10	-10	2	2	2
DM 5.4 Employment Land Development Outside Identified or Existing Employment Land	0	9	9	9	-9	-8	-8	-8
AS/5.5 River Tyne North Bank	2	19	33	33	-2	19	21	21
AS/5.6 A19(T) Economic Corridor	13	23	31	31	-15	8	12	12
DM/5.7 Employment and Skills	17	25	25	25	-17	3	3	3
AS/5.8 Tourism at the Coast	5	21	21	23	4	6	6	6
AS/5.9 Longsands temporary events area	20	23	23	23	-5	3	16	16
S/6.1 Competitive Town Centres and Retail Provision	38	43	43	43	-26	-4	-4	-4
S/6.2 Future Retail Demand	22	24	24	24	-17	-2	-2	-2
S/6.3 Hierarchy of Centres	33	33	33	33	-24	-17	-17	-17

DM/6.4 Town and District Centre Development	39	39	39	39	-29	-22	-22	-22
AS/6.5 North Shields Town Centre: Beacon Centre	17	17	17	17	-17	17	17	17
AS/6.6 Coastal Evening Economy Whitley Bay and Tynemouth	16	17	17	17	-7	-3	-3	-3
AS/6.7 The Forum Shopping Centre, Wallsend	22	28	28	28	-11	-10	-10	-10
AS/6.8 Portugal Place and High Street West	26	37	37	37	-18	7	7	7
AS/6.9 Northumberland District Centre Retail Development	9	18	19	19	1	14	14	14
DM/6.10 Edge of Centre and Out of Centre Development	30	30	30	30	-31	-28	-28	-28
DM/6.11 Local Facilities	23	29	29	29	-26	-16	-16	-16
S/7.1 Strategic Housing	13	19	24	25	-1	-3	-6	-8
S/7.2 Housing Figures	-8	12	12	12	-19	3	11	11
DM/7.4 Criteria for New Housing Development	8	18	18	18	-5	21	21	21
DM/7.5 Affordable Housing	0	3	3	3	-10	8	8	8

S/7.6 Delivering New Council Homes	3	3	3	3	-2	-2	-2	-2
DM/7.7 Range of Housing Size	8	11	11	11	-3	0	0	0
DM/7.8 Self Build	3	3	3	3	-2	0	0	0
DM/7.9 Large Executive Housing	7	9	9	9	-2	0	0	0
DM/7.10 Houses in Multiple Occupation	3	3	3	3	-3	0	0	0
DM/7.11 Extra Care/Specialist Housing	2	2	2	2	-2	0	0	0
AS/7.12 Residential Institutions	8	8	8	8	-3	0	0	0
S/7.13 Protecting the Quality of the Existing Stock	23	24	24	24	-19	0	0	0
DM/7.14 Provision for Gypsies, Travellers and Travelling Showpeople	2	12	12	12	-2	0	0	0
S/8.1 Strategic green infrastructure	12	29	29	29	-15	-5	-3	-3
DM/8.2 Protection of Green Infrastructure	23	25	25	25	-15	-3	-3	-3
DM/8.3 Green Space Provision and Standards	23	25	25	25	-15	-3	-3	-3
S/8.4 Biodiversity and Geodiversity	3	8	18	21	-7	-7	-6	-5

DM/8.5 Managing Impacts upon Biodiversity and Geodiversity	-1	8	16	19	-5	-0	3	3
AS/8.6 Coastal Erosion	14	18	18	19	-21	-19	-19	-19
AS/8.7 Coastal green links	10	14	14	14	-7	2	2	2
DM/8.8 Trees and Woodland	9	9	9	9	-9	-9	-9	-9
AS/8.9 Key Green spaces in Wallsend and Willington Quay	11	12	21	21	-9	-8	-8	-8
AS/8.10 Movement and Green Links	12	12	12	12	-12	-12	-12	-12
DM/8.11 Development and Flood Risk	4	4	4	4	-4	0	0	0
DM/8.12 Flood Reduction Works	2	2	2	2	-2	0	0	0
DM/8.13 Minerals	-2	0	0	2	0	0	0	0
DM/8.14 Contaminated and Unstable Land	16	16	16	16	-16	-8	-8	-8
DM/8.15 Pollution	17	17	17	17	-6	0	0	0
DM/9.1 Sustainable Design and Construction	12	13	18	18	-7	-2	-2	-2
DM/9.2 Design of Development	1	5	5	6	-4	-3	-3	-3

DM/9.3 Extending Existing Buildings	1	4	4	5	-4	-3	-3	-3
S/9.4 Improving Image	17	17	17	17	0	4	4	4
AS/9.5 North Shields Town Centre: Public Realm	10	12	14	20	-17	-12	-12	-12
AS/9.6 Public Realm Improvements at the Coast	10	21	21	21	-13	2	2	2
AS/9.7 Wallsend: High Street Improvements	10	13	16	16	-11	-8	-8	0
AS/9.8 Public Realm in the North West Communities	11	25	25	25	-14	-12	-12	-12
AS/9.9 Opportunity Sites in the North West	14	31	31	31	-15	-15	-15	-15
S/9.10 Heritage Assets	15	16	16	16	-10	-8	-8	-8
DM/9.11 Protection, Preservation and Enhancement of Heritage Assets	15	16	16	16	-10	-8	-8	-8
DM/9.12 Archaeological Heritage	7	9	9	9	-5	-5	-5	-5
AS/9.13 Town Centre Conservation Area	14	24	24	24	-9	-2	-2	-2
AS/9.14 Wallsend: Segedunum Roman Fort and Hadrian's Wall WHS	17	19	32	32	6	16	16	16
AS/9.15 The Spanish City	16	24	25	25	-17	-17	-17	-17
AS/9.16 The Buddle	15	18	18	18	-13	-9	-9	-9
AS/9.17 Town Hall, Police Court, Fire Station and Public Baths	21	27	27	27	-16	-15	-15	-15

AS/9.18 Former Engineering Research Centre	16	19	20	20	-13	-7	-7	-7
DM/10.1 General Infrastructure	22	22	22	22	-20	-20	-20	-39
DM/10.2 Development Viability	23	23	23	23	-22	-22	-33	-41
S/10.3 Transport	15	16	16	16	-11	0	0	0
DM/10.4 New Development and Transport	15	15	15	15	-8	-8	-8	-8
AS/10.5 Coastal Transport	11	13	13	13	-10	-5	-5	-5
AS/10.6 Wallsend: Transport and Accessibility in the town centre	8	10	12	14	0	0	0	0
AS/10.7 Sustainable transport and traffic management for the North West	19	19	19	19	-13	-13	-13	-13
DM/10.8 Renewable Energy and Low-Carbon Technologies	2	5	10	10	-4	0	0	0
S/10.9 Water Supply	14	14	14	14	-14	0	0	0
DM/10.10 Sustainable Drainage	14	14	14	14	-14	0	0	0
S/10.10 Waste Management	14	14	14	14	-14	-6	-6	-6
DM/10.12 Protection of Waste Facilities	8	8	8	8	-8	2	2	2
S/10.13 Community Infrastructure	18	22	27	27	-26	-26	-26	-26
DM/10.14 Telecommunications – Broadband, mobile, phone masts and equipment	8	12	13	13	-11	-11	-11	-11

APPENDIX 3: SUMMARY OF SITES ASSESSMENT FOR THE LOCAL PLAN: CONSULTATION DRAFT 2013

1 Chapelville, Brenkley Court, Seaton Burn

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

2 Grieves Row, Dudley

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
GRAND TOTAL (weighted)	-3	16	19	20	5	21	25	26

3 Annitsford Farm, Annitsford

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
GRAND TOTAL (weighted)	7	8	8	8	3	16	20	22	-7	17	18	20

4 Land west of Camperdown Industrial Estate, Killingworth Way, Killingworth

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
GRAND TOTAL (weighted)	6	7	7	7	-2	13	16	16	5	19	20	20

5 Harvey Combe, Station Road, 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
GRAND TOTAL (weighted)	20	30	31	32	2	25	28	29

6 Stephenson Industrial Estate West, 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
GRAND TOTAL (weighted)	12	24	25	26	4	22	24	25

7 Stephenson Industrial Estate East, 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
GRAND TOTAL (weighted)	12	24	25	26	5	22	24	25

8 West Moor, Benton Lane, 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
GRAND TOTAL (weighted)	7	8	8	8	-3	14	18	20	-7	16	18	20

9 Gosforth Business Park, Salters Lane, Longbenton

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
GRAND TOTAL (weighted)	1	4	4	4	-6	11	7	7	10	18	18	18

10 Longbenton Foods, Benton Road, Longbenton

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
GRAND TOTAL (weighted)	15	28	28	28	6	22	23	23

11 Balliol East, Benton Road, Longbenton

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
GRAND TOTAL (weighted)	7	8	8	8	-3	14	18	18	-7	16	18	18

12 St Stephen's Primary School, Bardsey Place, Longbenton

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
GRAND TOTAL (weighted)	5	8	13	13	2	19	22	23

13 Percy Hedley School, Station Road, Forest Hall

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
Environment Total (weighted)	0	0	0	0	-6	7	8	8	-6	7	8	8

14 Land to the rear of Midhurst Road, Benton

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
GRAND TOTAL (weighted)	-9	7	9	10	2	2 1	2 3	2 3

15 St Bartholomew's Primary School, Front Street, Longbenton

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
GRAND TOTAL (weighted)	1	5	7	7	5	24	27	27	9	23	26	26

16 Tyneview Park, Benton

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
GRAND TOTAL (weighted)	4	6	6	6	-3	14	18	20	-6	17	19	21

17 Station Road (West), Station Road, Wallsend

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
GRAND TOTAL (weighted)	5	5	5	5	-1	18	22	23	-8	21	23	24

18 Station Road (East), Station Road, Wallsend

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
GRAND TOTAL (weighted)	5	5	5	5	-1	18	22	23	-8	21	23	24

19 Bellway Industrial Estate, Whitley Road, Benton

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
GRAND TOTAL (weighted)	13	24	25	26	4	2 3	2 5	2 6	-1	1 6	1 7	17

20 North Tyne Industrial Estate, Whitley Road, Benton

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
GRAND TOTAL (weighted)	13	24	25	26	4	2 3	2 5	26	-1	16	17	17

21 Devonshire Drive, Whitley Road, Holystone

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
GRAND TOTAL (weighted)	-0	10	14	21	-0	24	20	20

22 High Farm, Killingworth

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
GRAND TOTAL (weighted)	5	5	5	5	-0	16	20	21	-8	20	22	23

23 Killingworth Moor A, Killingworth Central Stores, West Lane, Killingworth

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
GRAND TOTAL (weighted)	3	3	3	3	1	20	24	25	-5	23	25	26

24 Killingworth Moor B, Killingworth

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
GRAND TOTAL (weighted)	5	5	5	5	-1	18	22	23	-7	21	23	24

25 Killingworth Moor C, Killingworth

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
GRAND TOTAL (weighted)	5	5	5	5	-2	1 8	22	23	-8	21	23	24

26 A19 Corridor 1, Killingworth

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
GRAND TOTAL (weighted)	5	5	5	5	-1	1 5	20	21	-9	18	21	22

27 Land at Castle Square, Backworth

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
GRAND TOTAL (weighted)	1	5	8	8	-4	13	9	9	1	11	11	11

28 A19 Corridor 3, Backworth

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
GRAND TOTAL (weighted)	5	5	5	5	-1	14	20	21	-9	17	21	22

29 Backworth Business Park and Cottages, Backworth

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
GRAND TOTAL (weighted)	6	15	16	16	-7	14	18	18	-2	21	24	24

30 Land at Backworth Metro, Northumberland Park, Shiremoor

SA Objective	Without implementation of Proposed Policy (undeveloped 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
GRAND TOTAL (weighted)	5	18	23	24	-1	18	21	21	-2	20	26	26

31 Earsdon Road, Shiremoor

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
GRAND TOTAL (weighted)	-11	0	0	0	4	2 3	2 5	2 6	7	2 3	2 4	2 4

32 Co Op Buildings, Earsdon Road, Shiremoor

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
GRAND TOTAL (weighted)	-1	-1	-2	-2	2	1 2	1 3	1 7	5	12	13	14

33 Shiremoor Allotments (Moor Edge Allotments), Moor Edge Road, Shiremoor

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
GRAND TOTAL (weighted)	4	4	4	4	-2	1 2	1 3	1 6	8	21	22	23

34 Plot 11, Cobalt Business 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
GRAND TOTAL (weighted)	7	8	8	8	-2	1 6	2 0	2 2	-6	19	22	24

35 Murton Ai, Murton South 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
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	-8	21	23	24

36 Murton Aii, Murton South 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
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	-8	21	23	24

37 Murton C, Murton Village

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	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	7	-8	21	23	24

38 Murton D, Murton East (south)

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	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	7	-8	21	23	24

39 Murton F, Murton South East

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	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	7	-8	21	23	24

40 Murton E, Murton East (north)

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	
GRAND TOTAL (weighted)	7	7	7	7	-2	1	21	22	7	-8	21	23	24

41 Murton B, Murton 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
GRAND TOTAL (weighted)	7	7	7	7	-2	17	21	22	-8	21	23	24

42 Moorhouses Reservoir, Billy Mill, North Shields

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
GRAND TOTAL (weighted)	5	5	5	5	1	22	26	27	-6	25	27	28

43 Land at Sherborne Avenue, Whitehouse Lane, North Shields

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

45 Charlton Court, Cedartree Gardens, Whitley Bay

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

46 Foxhunters, Hillheads Road, Whitley Bay

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
GRAND TOTAL (weighted)	9	16	22	22	-9	27	30	31

47 Ice Rink, Football Ground and surroundings, Hillheads Road, Whitley Bay

SA Objective	Without implementation of Proposed Policy (existing-leisure, 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
GRAND TOTAL (weighted)	17	23	25	28	-4	16	18	28	-10	18	21	30

48 Marine Park And Coquet Park First School, Coquet Avenue, Whitley Bay

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
GRAND TOTAL (weighted)	0	0	0	0	1	1	1	2	3	12	13	14

49 35 Esplanade, Whitley Bay

SA Objective	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)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	-14	2	2	2	9	21	27	28	10	21	25	26

50 Whisky Bends, Promenade, Whitley Bay

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

51 High Point Hotel, Promenade, Whitley Bay

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

52 Land at Shap Road, Marden, North Shields

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
GRAND TOTAL (weighted)	1	5	8	8	-2	14	10	10

53 Wallington Court, Wallington Avenue, Cullercoats

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

54 East George Street, North Shields

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
GRAND TOTAL (weighted)	13	26	27	28	5	25	28	29

55 Hudson St. / East George St. Block, North Shields

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
GRAND TOTAL (weighted)	13	26	27	28	5	25	28	29

56 Brewhouse Bank A, North Shields

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
GRAND TOTAL (weighted)	13	26	27	28	5	25	28	29

57 Tanners Bank West (N), North Shields

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
GRAND TOTAL (weighted)	4	17	21	28	-1	22	19	19

58 Tanners Bank West (S), North Shields

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
GRAND TOTAL (weighted)	-22	2	21	28	2	25	26	26

59 Tanners Bank East, North Shields

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
GRAND TOTAL (weighted)	13	26	27	28	5	25	28	29

60 Stephenson House, Stephenson Street, North Shields

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
GRAND TOTAL (weighted)	9	26	26	29	2	25	26	26

61 Norfolk St/Stephenson St Car Parks Office, North Shields

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

62 Land at Albion Road, North Shields

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
GRAND TOTAL (weighted)	2	9	11	11	9	25	27	27	9	26	26	26

63 Tynemouth Victoria Jubilee Infirmary, Hawkey's Lane, North Shields

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
GRAND TOTAL (weighted)	-0	21	25	26	6	21	25	26

64 Albion House, Albion Road, North Shields

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
GRAND TOTAL (weighted)	13	25	25	25	4	2 1	2 3	2 3

65 Bingo Hall, Lovaine Place, 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
GRAND TOTAL (weighted)	10	26	26	26	3	2 7	3 0	30	2	1 6	17	19

66 Land at North Shields Metro, Russell Street, North Shields

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
GRAND TOTAL (weighted)	-11	0	0	0	4	2 3	2 5	26	-1	1 6	1 7	17

67 Land at Waldo Street, North Shields

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	-13	0	0	0	5	2 1	2 5	2 5

68 Land at 26-37 Clive Street, North Shields

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

69 Fleur De Lis, Dock Road Industrial Estate, North Shields

	Without implementation of Proposed Policy (existing)				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
GRAND TOTAL (weighted)	0	0	0	0	2	12	13	17	5	12	13	14

70 Dock Road Industrial Estate, Lawson Street, North Shields

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
GRAND TOTAL (weighted)	12	24	25	26	5	2 2	2 4	2 5

71 Metro Sidings at Waterville Road, North Shields

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
GRAND TOTAL (weighted)	-12	2	4	4	5	2 3	2 5	2 5	8	2 5	2 6	2 6

72 Gasometer at Minton Lane, North Shields

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
GRAND TOTAL (weighted)	4	5	5	5	2	20	21	21	10	21	21	21

73 Land at Minton Lane, North Shields

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

74 Site 18R, Royal Quays, North Shields

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	
GRAND TOTAL (weighted)	5	5	5	5	2	2	5	29	29	-5	27	29	29

75 Land at Coble Dene, Royal Quays, North Shields

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			
GRAND TOTAL (weighted)	0	0	0	0	2	1	2	1	3	1	7	5	12	13	14

76 Wet 'N Wild and Star Bowl, Coble Dene, Royal Quays, North Shields

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

77 Percy Main Bus Depot, Norham Road, North Shields

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
GRAND TOTAL (weighted)	-1	1	2	2	6	2	26	27

78 West Chirton South, Norham Road, North Shields

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
GRAND TOTAL (weighted)	7	21	26	26	10	27	31	32	10	27	31	32

79 Langdale Centre, Langdale Gardens, Howdon

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
GRAND TOTAL (weighted)	14	20	23	23	2	19	23	24

80 Bonchester Court, Battle Hill Drive, Wallsend

	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
GRAND TOTAL (weighted)	-2	-2	-2	-2	-2	14	10	10

81 Beadnell Court, Battle Hill Drive, Wallsend

	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
GRAND TOTAL (weighted)	-2	-2	-2	-2	-2	14	10	10

82 Mullen Road and Depot, Battle Hill, Wallsend

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	0	0	0	0	- 10	1 2	1 3	1 6

83 Parkside School, Mullen Road, Wallsend

SA Objective	Implementation of alternative Potential Use (education)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
GRAND TOTAL (weighted)	9	23	24	24	4	2 2	2 5	25

84 Dorset House, Station Road, Wallsend

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			
GRAND TOTAL (weighted)	3	17	22	22	2	2	2	2	1	3	4

85 Portugal Place Block, High Street West, Wallsend

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			
GRAND TOTAL (weighted)	-13	-	0	0	4	2	2	2	2	2	2	2	8	9	9

86 Snooker Hall, Station Road, Wallsend

SA Objective	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
GRAND TOTAL (weighted)	8	10	13	13	7	18	23	23	7	26	32	33

87 Home Group, Station Road, Wallsend

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
GRAND TOTAL (weighted)	15	19	24	24	7	18	23	23	6	26	32	33

88 Land Adjacent to ROAB Club, Brussels Road, Wallsend

	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)					
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
GRAND TOTAL (weighted)	-2	2	6	6	2	21	23	23	4	26	30	30

89 Carville Hotel, Carville Road, Wallsend

	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
GRAND TOTAL (weighted)	-14	2	2	2	9	21	27	28	6	26	32	33

90 Car Park West, High Street East, Wallsend

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
GRAND TOTAL (weighted)	-5	9	9	9	1	22	28	29

91 Wallsend Library, Ferndale Avenue, 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
GRAND TOTAL (weighted)	17	19	19	19	-5	27	31	32	6	26	32	33

92 Police Station, Northumberland Street, 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
GRAND TOTAL (weighted)	8	8	8	8	4	18	26	29	7	27	33	34

93 Alexander St and Northumberland St Block, 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
GRAND TOTAL (weighted)	2	4	10	10	7	19	22	23	3	19	24	25

94 Car Park East, High Street East, Wallsend

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
GRAND TOTAL (weighted)	-5	9	9	9	1	22	28	29

95 Town Hall (Wallsend Baths), High Street East, 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
GRAND TOTAL (weighted)	-14	7	7	7	10	21	27	28	5	26	32	33

96 Community Centre, Vine Street, 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
GRAND TOTAL (weighted)	-13	8	12	12	9	21	27	28	6	26	32	33

97 Cedar Grove Block, Wallsend

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
GRAND TOTAL (weighted)	9	17	22	22	-11	27	30	31

98 Hadrian Road (land south of Metro), Wallsend

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
GRAND TOTAL (weighted)	-11	0	0	0	5	18	22	22	-1	19	21	21

99 Rosehill Road (Persimmon), Ropery Lane, Wallsend

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
GRAND TOTAL (weighted)	5	5	5	5	-1	22	26	27	-6	25	27	28

100 Howdon CSC, Churchill Street, Howdon

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
GRAND TOTAL (weighted)	0	8	8	8	3	1 2	1 3	1 6	12	2 1	2 2	2 3

101 Howdon Gas Works, Howdon Lane, Howdon

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
GRAND TOTAL (weighted)	20	27	29	29	6	2 3	2 5	2 6

102 Swales Industrial Estate, Willington Quay

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
GRAND TOTAL (weighted)	9	17	22	22	- 11	2 7	3 0	3 1

103 Land adjacent to East End Park, Willington Quay

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
GRAND TOTAL (weighted)	-2	7	7	7	8	2 0	2 5	2 6	-0	2 1	2 5	26

104 Howdon Green, Willington Quay

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
GRAND TOTAL (weighted)	-11	0	0	0	5	18	22	22	-1	19	21	21

105 Land at Telford Street, East Howdon

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
GRAND TOTAL (weighted)	1	5	8	8	-2	14	10	10

106 Tyne Tunnel Trading Estate, High Flatworth

	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
GRAND TOTAL (weighted)	18	30	30	30	-12	-12	-12	-12

107 West Chirton Industrial Estate Middle, Norham Road, North Shields

	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
GRAND TOTAL (weighted)	18	30	30	30	-12	-11	-11	-11

108 Esso, Howdon Road, East Howdon

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
GRAND TOTAL (weighted)	18	30	30	30	-12	-12	-12	-12

109 Weetslade, Sandy Lane, 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
GRAND TOTAL (weighted)	18	30	30	30	-12	-12	-12	-12

110 Proctor and Gamble, Whitley Road, Benton

	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
GRAND TOTAL (weighted)	18	30	30	30	-12	-12	-12	-12

APPENDIX 4: SA OF GROWTH OPTIONS

R – red – potential negative impact

A – amber – potential neutral or insignificant impact

G – green – potential positive impact

Growth options marked as orange on table below

Growth Option A – based on the increased growth in jobs to 2032.

This option is based on the highest potential growth in jobs growth and homes; based on scenario 4.

Growth Option B – based on increased growth in jobs over the SEP period to 2024, followed by baseline growth to 2032.

This option is closest to trend-based objectively assessed needs, and supports the forecast “medium” job growth; this is based on a combination of scenarios 6, 9 and 10.

Growth Option C – based on baseline growth in jobs to 2032.

This option reflects the impact of increased housing delivery in Newcastle and a reduced net out commute, based on scenario 13.

Growth Options

1. High Plus
2. High Plus (Lower net out commute)
3. Jobs Led Higher
4. Jobs Led Higher (Lower net out commute)
5. Jobs Led Medium
6. Jobs Led Medium (Lower net out commute)
7. Jobs Led Lower
8. 5 Year Migration Trend
9. 10 Year Migration Trend
10. ONS Sub-National Population Projection 2012
11. ONS Sub-National Population Projection 2010
12. Jobs Led Lower (Lower net out commute)
13. 10 Year Migration Trend (Newcastle)
14. 10 Year Migration (Newcastle & Northumberland)
15. Natural Change

SA objective	Growth Option															Comments
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
1	G	G	G	G	G	G	G	A	R	R	R	R	A	R	R	374 jobs per annum is the Borough's non-policy-driven baseline estimate.
2	G	G	G	G	G	G	G	A	R	R	R	R	A	R	R	Options that aim for lower than this are not seen to support growth in a working-age population, nor does it aim for growth in jobs. This would have a negative effect on the Borough's job offer and economy. The effect of following this option over the long term would be increasingly negative.
3	G	G	G	G	G	G	G	A	R	R	R	R	A	R	R	Tourism is a major component of the Borough's economy. The greater the workforce, the better the opportunity for a stronger economy and increased investment that would benefit the tourist industry.
4	G	G	G	G	G	G	G	A	R	R	R	R	A	R	R	Those options that plan to accommodate more people than the projected population could create more demand and require additional investment in current school provision. This could be yielded from developer contributions of the associated housing developments. For those lower growth options, there would be little change in school population and so no effect on their capacities. Beyond the Plan period these options would lead to a reduction in school-age children. Educational management to manage school roster would be required and school structures may need to change. Reduced economic growth could represent fewer on-site and apprentice training opportunities.
5	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

6	G	G	G	G	G	G	G	G	G	G	G	R	R	R	R	<p>All growth options plan for sufficient homes for their own scenarios. However, the numbers of homes planned under options 12 to 15 fall below the amount that could accommodate population projections. This means the correct number, tenure, affordability, etc. of homes to meet the Borough's needs would not be delivered. The effect of following these options over the long term would be increasingly negative.</p>
7	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<p>All development could have the potential to have negative and/or positive effects, regardless of its scale. Existing communities could feel their identity would be eroded by new development and create hostility. However, new house building in the borough can ensure communities and families can remain together, and bring about investment to improve the quality of life in an area.</p>
8	G	G	G	G	G	G	G	A	A	A	A	R	R	R	R	<p>For those options that do not aim to provide homes for more than the projected population, the result would be a population with proportionately more older people. With less of a working-age population to support facilities, the health services in the Borough could struggle. Plus, growth brings investment in facilities that could contribute to health facilities.</p>
9	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<p>A larger population would suggest increased demand on community facilities. However, higher growth would deliver investment in facilities, services and infrastructure that would benefit both new and existing residents. It will become more challenging to mitigate higher levels of</p>

																	growth as they would place greater demands of existing resources.
10	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
11	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for/level of positive or negative impact. Whilst higher growth could create more emissions through increased industry and travel, it also offers the opportunity for energy efficient and renewables schemes to be more viable and be delivered. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
12	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A larger population would suggest increased demand on travel infrastructure. However, higher growth would deliver investment in facilities and infrastructure that could benefit both new and existing residents.
13	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases, there could be greater impact on biodiversity and geodiversity. The level of impact would be dependent on the location and management of development. National and local policies exist to ensure that biodiversity and geodiversity are not adversely affected

																through avoidance, mitigation or compensation, which will be pursued in all growth levels. It will become more challenging to mitigate higher levels of growth as they could create a greater threat.
14	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
15	R	R	R	A	A	G	G	G	G	G	G	G	G	G	G	Lower growth does not require development on the Green Belt or designated open space. Those options that aim for higher growth either could or definitely require Green Belt.
16	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Any size or scale of development has the potential to affect the character of an area. The level of impact would be dependent on the location of the development and they way in which its delivery is managed. Local Plan and national policies are in place to ensure that character is not harmed, and possibly improved.
17	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will

																become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
18	A	A	A	A	A	G	G	G	G	G	G	G	G	G	G	All levels of growth will likely involve the reuse of contaminated land. North Tyneside does not have particularly good quality agricultural land. Of its stock, the best is located within the Green Belt and so those highest levels of growth have the potential to have a negative impact in this respect.
19	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.

APPENDIX 5: SA OF POLICIES

S – short term

M – medium term

L – long term

R – red – potential negative impact

A – amber – potential neutral or insignificant –impact

G – green – potential positive impact

SI.1 Spatial Strategy for Sustainable Development									
This policy has been reassessed following consultee feedback									
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	G	G	G	A	A	A	A	Development allocations later in the LP are based on this policy. However, these allocations would still exist without this policy so impacts are still positive. Windfall sites would be difficult to direct without this spatial policy. Policy is not about encouraging or delivering development but locating it sustainably.
2	A	G	G	G	A	A	A	A	
3	G	G	G	G	A	A	A	A	
4	A	G	G	G	A	A	A	A	
							Ensure suite of policies to allocated sites deliver development	No alternative considered appropriate.	

5	A	G	G	G	A	A	A	A	Include a reference to educational facilities in point c, if appropriate.		Policy does not mention training or educational facilities so no real link here.
6	A	G	G	G	A	A	A	A	Ensure suite of allocations and policies to deliver development		Development allocations later in the LP are based on this policy. However, these allocations would still exist without this policy so impacts are still positive. Windfall sites would be difficult to direct without this spatial policy.
7	A	A	A	A	A	A	A	A			Policy about location of development so no real link
8	G	G	G	G	R	A	A	A	Ensure suite of policies and allocations to deliver development.	Without policy, development could be located further away from residents increasing car dependency.	Easily accessible development will increase walking residents health would improve

9	A	A	A	A	A	A	A	A	Include a reference to community facilities in point c, if appropriate	No mention of community facilities so little effect from policy.
10	A	G	G	G	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed.	Any development may have a negative impact. Assessments when applications come in should mitigate.
11	G	G	G	G	A	A	A	A		Locating development within urban area will reduce the reliance on the car and help to tackle climate change. Without this policy there would still be development allocations in main areas. However, this would not help to direct windfall sites.

12	G	G	G	G	A	A	A	A			Policy aims to locate development in the most sustainable locations. Without this policy there would still be development allocations in main areas. However, this would not help to direct windfall sites.
13	R	A	A	A	A	A	A	A	Ensure policy and guidance on protection of international sites and biodiversity protection are included in Plan and adhered to when guiding development at the coast.	Ensure policy and guidance on protection of international sites and biodiversity protection are included in Plan and adhered to when guiding development at the coast.	Strategy directs development to the main urban area,. The strategy directs tourist and cultural facilities to the coast where there are particular sensitivities connected to internationally protected sites. Without policy, there would be less opportunity to steer development away from certain locations that would not be as suitable.
14	A	A	A	A	A	A	A	A			no direct link

15	G	G	G	G	A	A	A	A	The alternative is to rely on other policies within the plan.	Development is directed away from the rural edges and green belt of the borough.
16	A	A	A	A	A	A	A	A		Neutral impacts. Development within urban areas could strengthen the landscape character but could pose a risk depending on location of development
17	A	G	G	G	A	A	A	A	Application of Sequential Test when allocating sites.	The deletion of this policy would have no direct impact on flood risk. Other policies both nationally and within the plan reduce flood risk.
18	A	A	A	A	A	A	A	A		
19	R	R	A	A	A	A	A	A		By locating all development within urban areas, noise pollution could increase, especially during construction phase. However,

										reduced car use would lead to a reduction in noise
Conclusion	<p>The policy sets out a development strategy that aims to direct development to the most sustainable areas. Construction will create noise but this will be short term. Sustainable locations lessen the need for car use so noise will be lessened from this source. Without the policy there would be the concern that development would be more ad-hoc.</p>									

SI.2 Spatial Strategy for Health and Well-being											
This is a new policy which has been drafted for this version of the Plan.											
	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			

4	A	A	A	A	A	A	A	A		Benefits may arise for the tourist sector through creating an inclusive built and natural environment and promoting access for all to green spaces. Controlling the location of, and access to, unhealthy eating outlets can also work to improve the visual amenity of North Tyneside.
5	A	A	A	A	A	A	A	A		Policy includes the need to deliver sufficient school facilities as part of the sites. This provision, along with all school provision, will need to be monitored over time to ensure all needs are being met. Higher education/training opportunities in the Borough will require monitoring too.
6	A	G	G	G	A	A	A	A		Policy seeks to prevent negative impacts on residential amenity and wider

											public safety.
7	A	A	G	G	A	A	A	A	Ensure communities are involved in the planning process including any masterplans drawn up for the sites.		Policy seeks to create an inclusive natural and built environment which, if mitigated can work towards creating harmonious crime free neighbourhoods.
8	G	G	G	G	R	A	A	A	Need to monitor health facilities and ensure sufficient are provided to meet the needs of the population.		This policy directly links with this objective. The policy aims to maintain and improve the health and wellbeing of North Tyneside's residents. Creating and improving areas of green infrastructure can help to promote more active lifestyles. Controlling the location and access to unhealthy eating outlets can help to support a healthier diet and lifestyle.

9	G	G	G	G	A	A	A	A	Need to monitor community facilities and ensure sufficient are provided to meet the needs of the population.	Policy requires improved access to health and social care facilities, green spaces, sports facilities, play and recreation opportunities.
10	A	A	A	A	A	A	A	A		No direct link.
11	G	G	G	G	A	A	A	A		Promoting and improving GI assets can help to work towards adapting to the impacts of climate change. In addition promoting allotments and gardens can help.
12	G	G	G	G	A	A	A	A		Policy directly encourages healthy and active lifestyles, in particular walking and cycling.
13	G	G	G	G	A	A	A	A		This policy aims to encourage the development of gardens and allotments for exercise, recreation and healthy locally

												produced food which can bring benefits to biodiversity and geodiversity.
14	A	A	A	A	A	A	A	A				No direct link.
15	A	G	G	G	A	A	A	A	Get the local community involved in local wildlife initiatives			The policy seeks to maintain and improve a wide range of green infrastructure assets.
16	G	G	G	G	A	A	A	A				This policy aims to create an inclusive built and natural environment which can assist in strengthening sense of place.
17	A	G	G	G	A	A	A	A	Ensure adequate mitigation.			Maintaining and enhancing various green infrastructure elements and green space can help with surface water issues.
18	A	A	A	A	A	A	A	A				No direct link.
19	G	G	G	G	A	A	A	A				The policy seeks to prevent negative impacts on residential amenity such as

9	G	G	G	G	A	A	A	A	Policy encourages and enables development that improves environmental conditions in the borough.
10	G	G	G	G	A	A	A	A	
11	G	G	G	G	A	A	A	A	
12	G	G	G	G	A	A	A	A	
13	G	G	G	G	A	A	A	A	
14	G	G	G	G	A	A	A	A	
15	G	G	G	G	A	A	A	A	
16	G	G	G	G	A	A	A	A	
17	G	G	G	G	A	A	A	A	
18	G	G	G	G	A	A	A	A	
19	G	G	G	G	A	A	A	A	
Conclusion					This policy has been prepared in accordance with the recommendations of NPPF. It sets out the intention for sustainable decisions in the planning process.				

SI.4 General Development Principles											
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M		L	S					

1	G	G	G	G	R	A	A	A		Areas have been highlighted that would be suitable for economic growth, which could encourage development in the right areas but not as successfully.	Policy implies that if a need was identified for development, then a positive contribution would be encouraged. This would include proposals that could improve jobs and employment. Without this policy development could lose focus and may not be as successful.
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	G	G	G	G	A	A	A	A			Policy does not specifically encourage the tourism sector, just positive development where required, but could be used to support development in this sector.
5	G	G	G	G	A	A	A	A	Provides the opportunity for development. Could combine with other policies, to achieve this.		Policy is not specifically orientated to education and without the policy there would little change.

6	G	G	G	G	A	A	A	A	Will need to be used in conjunction with other policies through the planning process to deliver the variety required.		Policy is not specifically orientated to housing type and without the policy there would little change.
7	A	G	G	G	A	A	A	A	Ensure development is in the right locations and completed to a high standard. Introduce more opportunities for the public to become involved in the planning process.	Introduce more opportunities for the public to become involved in the planning process.	Development located in the right area, or that can redevelop existing facilities, can create a positive environment that increases civic pride and reduces crime and fear of crime. Good, new development that benefits the area may attract more interested members of the public to become involved. This could be built on by creating opportunities for public involvement in the planning process.

8	G	G	G	G	A	A	A	A	Need to ensure positive changes are maintained.	Improvements to the natural environment and cycling/walking routes should encourage outdoor pursuits and healthier lifestyles.
9	A	G	G	G	A	A	A	A	High quality design and functionality would help to develop suitable facilities.	Policy reliant on a need being identified and being created by or for the community.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	All new development has the potential to affect the quality of ground and surface water.

11	G	G	G	G	R	A	A	A		Using other policies, use of permitted development, government addressing the needs of climate change.	Policy actively seeks to prioritise Brownfield sites, use available land and make the best use of existing buildings. Also looks at improving existing transport infrastructure.
12	G	G	G	G	A	A	A	A			Improvement of sustainable transport options, as well as encouraging it further, helps in the fulfilment of this objective. Also encourages the reuse of existing facilities which would reduce the need to travel.
13	A	G	G	G	A	A	A	A	Ensure all development is mitigated correctly.		Mitigation needs to be in place to ensure that sites and species are not negatively affected by development.

14	R	A	A	A	A	A	A	A	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	Do not encourage any development in the Borough thus no production of waste.	All development has the potential to create waste. It would be necessary to find ways to minimise and control the waste.
15	G	G	G	G	A	A	A	A			Policy looks to protect greenfield sites. This could be developed further by looking to enhance these areas and where suitable, allow them to be used by the public.
16	A	G	G	G	A	A	A	A			Heritage assets are protected by law.
17	R	A	A	A	A	A	A	A	This would be addressed when an application is received and mitigation can be built in for each, individually.		Building work may have a negative impact. Assessments when applications come in should mitigate.

18	G	G	G	G	A	A	A	A			The policy looks to protect greenfield land, and whilst encourages the reuse of land and Brownfield sites, it does not specifically encourage bringing contaminated land back into use.
19	A	R	A	A	A	A	A	A			In the short term, noise would occur from development.
Conclusion		This policy has been prepared in accordance with the recommendations of NPPF. It sets out the intention for sustainable decisions in the planning process.									

Policy SI.5 The Green Belt											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A		There is no evidence to suggest the Borough	Green belt policies do restrict development to an extent which may
2	A	A	A	A	A	A	A				
3	A	A	A	A	A	A	A				

										<p>requires green belt land for development. Its protection as set out in this policy is as advised in NPPF. There is therefore no alternative.</p> <p>reduce the opportunity for local jobs. However green belt policies also assist in the regeneration of built-up areas, promoting and boosting local jobs and the economy. Not implementing the policy would have the opposite effect. Overall a neutral effect.</p> <p>Open countryside can in itself be an attraction. However, restrictions on development in GB could constrain activities. On balance, neutral .</p> <p>No link.</p> <p>Restricting development anywhere will reduce land availability and therefore the amount of potential housing sites.</p>
4	A	A	A	A	A	A	A	A		
5	A	A	A	A	A	A	A	A		
6	R	A	A	A	A	A	A	A	Support housing in suitable areas in the Borough.	

7	G	G	G	G	A	A	A	A		<p>Maintains community boundaries and creates a sense of place.</p> <p>Whilst open spaces promote active lifestyles., the green belt is, in the main, private land. Prevention of sprawl allows for health facilities to be closer to residents.</p> <p>Policy avoids sprawl so keeps facilities close to residents.</p> <p>Retention of green belt land allows for a large area of natural irrigation that is positive for water quality.</p> <p>Maintaining green space and preventing sprawl is vital to adapting to the impacts of climate change whilst also providing natural air quality.</p> <p>Green belt protection prevents sprawl, thus avoiding</p>
8	G	G	G	G	A	A	A	A		
9	G	G	G	G	A	A	A	A		
10	G	G	G	G	A	A	A	A		
11	G	G	G	G	A	A	A	A		
12	G	G	G	G	A	A	A	A		

												back into use.
19	G	G	G	G	A	A	A	A				Green belts / open spaces provide a natural buffer to noise pollution.
Conclusion		This policy has been prepared in accordance with the recommendations of NPPF. There is no reasonable alternative. Defining a Green Belt is seen as a sustainable way forward.										

Policy DMI.6 Positive uses within the Green Belt												
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated		Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
	S	M	L	S		M	L					

I	R	R	A	A	G	G	G	G	Ensure a wide range of employment land is provided on other suitable and viable sites.		Potential conflicts may arise as the policy limits development upon green belt land therefore it is not contributing towards the high and stable levels of employment. However the protection of green belt land can bring positive effects in other ways, i.e. tourism and recreation. There is no alternative to this policy.
2	R	R	A	A	G	G	G	G			Potential conflicts could arise as the policy seeks to prevent development upon green belt land, therefore reducing the potential floor space for economic land sites

3	R	R	A	A	G	G	G	G		<p>The green belt policy could potentially inhibit higher and stable levels of employment with more local jobs as it discourages development on local greenfield sites meaning development will need to be carried out within other site locations that are not protected. Despite this, protecting the green belt from development offers many positives for the borough including regeneration and the protection of the countryside.</p>
4	A	G	G	G	A	A	A	A	<p>When managed efficiently, green belts can be a key area for events and activities which aid sustainable tourism.</p>	<p>Arguably the green belt policy can be seen to promote or hinder the sustainable tourism sector. Whilst further development on green belt sites could provide new tourist attractions and facilities, the policy</p>

7	G	G	G	G	A	A	A	A			Maintaining green belts can create a sense of place and identity working towards a harmonious community.
8	G	G	G	G	R	R	R	R			The maintenance of open spaces encourages residents to walk and carry out other recreational activities in the area which can work towards an active and healthy lifestyle. Being in close proximity to open space has been known to relieve stress levels.
9	R	R	A	A	G	G	G	G	Ensure alternative sites are identified where there is a need		Controlling development on green belt sites could reduce the amount of potential community facilities and services. However the retail and leisure study (2011) found that the region has an adequate supply of leisure facilities and there is no

												alternative to the protection of our green belts.
10	G	G	G	G	R	R	R	R				Any new developments can affect the quality of ground and surface waters without proper mitigation
11	G	G	G	G	R	R	R	R				Limiting development on green belt will help maintain good local air quality.
12	A	A	A	A	A	A	A	A				
13	G	G	G	G	R	R	R	R				No alternative, green belt can help preserve the local ecological environment and help protect and enhance the local biodiversity and geodiversity.
14	A	A	A	A	A	A	A	A				

15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
16	G	G	G	G	R	R	R	R			Protecting the green belt will help preserve the local landscape character whilst creating distinct areas and a sense of place. Development on green belt would reduce the amount of open space within the area and could lose valuable character.
17	G	G	G	G	R	R	R	R			Preserving green field sites can promote surface water saturation and work towards reducing potential flood risk to people and their properties.
18	G	G	G	G	R	R	R	R			Green belt provides protection for agricultural land. Development will be encouraged within brownfield sites

									growth and development		in the regeneration of built-up areas, by directing jobs growth to such areas and promoting and boosting the local economy. Not implementing the policy could have the opposite effect.
4	A	A	A	A	R	A	A	A		Ensure element of open space is retained	Open countryside can be an attraction. However, restrictions on development could constrain activities.
5	A	A	A	A	A	A	A	A			No link.
6	R	A	A	A	A	G	G	G	Support housing development in suitable areas of the Borough	Encourage opportunities for residential development	Restricting development anywhere will reduce land availability and therefore the amount of potential housing sites.
7	A	A	A	A	R	A	A	A		Ensuring community safety is considered in developments	Maintains community boundaries and creates a sense of place.

8	A	G	G	G	R	A	A	A	Where possible, provide public pathways and cycle paths to encourage healthy and active lifestyles.	Making pathways and cycleways integral to development to encourage sustainable lifestyles through access to open space	Open, unrestricted spaces promote active lifestyles.
9	A	A	A	A	R	A	A	A		Provide an appropriate range of community facilities through development.	Policy avoids sprawl so keeps facilities close to residents.
10	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Any new developments can affect the quality of ground and surface waters without proper mitigation
11	G	G	G	G	R	R	R	R			Maintaining green space is vital to adapting to the impacts of climate change whilst also providing natural air quality.
12	G	G	G	G	R	A	A	A		Offer sustainable transport	Safeguarded land prevents sprawl in the plan period, thus

										options	avoiding the need to travel.
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective by offering opportunity for development of open land.
14	G	G	G	G	R	A	A	A		Find alternative waste management sites.	
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective by offering opportunity for development of open land.
16	G	G	G	G	R	R	R	R			Safeguarded land advocates the maintaining of local boundaries, character and distinctiveness.
17	G	G	G	G	R	R	R	R		Implement relevant flood mitigation strategies.	Allocation of safeguarded land helps to maintain open land and provides a way for natural saturation from ground and surface waters.

18	G	G	G	G	R	R	R	R			Preserving open land preserves necessary agricultural land and in turn encourages the re-use of brownfield/contaminated land back into use.
19	G	G	G	G	R	R	R	R			Open spaces provide a natural buffer to noise pollution.
Conclusion		Setting out a clear statement on the designation of safeguarded land is seen as a way of ensuring its protection and the sustainability benefits that brings.									

Policy DMI.8 Development within the Safeguarded Land											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	R	R	A	A	A	G	G	G	Ensure a wide range of employment land is provided on other suitable and viable sites.	Encourage opportunities for economic development	Policy limits development upon safeguarded land therefore it is not directly contributing towards the economic wellbeing
2	R	R	A	A	A	G	G	G			
3	R	R	A	A	A	G	G	G			

6	R	R	A	A	G	G	G	G	Ensure a wide range of housing needs are met through the use of brownfield and other suitable and viable sites.	Positively encourage proposals for residential proposals	Protecting safeguarded land could reduce the amount of available land to provide a range of homes at a variety of sizes within the borough. However there are a number of more suitable and viable sites to build housing
7	G	G	G	G	R	A	A	A		Ensuring community safety is considered in developments	Maintaining safeguarded lands can create a sense of place and identity working towards a harmonious community.
8	G	G	G	G	R	A	A	A	Where possible, provide public pathways and cycle paths to encourage healthy and active lifestyles.	Making pathways and cycleways integral to development to encourage sustainable lifestyles through access to open space.	The maintenance of open spaces encourages residents to walk and carry out other recreational activities in the area which can work towards an active and healthy lifestyle. Being in close proximity to open space can relieve stress levels.

9	R	R	A	A	R	A	A	A	Ensure alternative sites are identified where there is a need	Provide an appropriate range of community facilities through development	
10	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Any new developments can affect the quality of ground and surface waters without proper mitigation
11	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict the objective
12	A	A	A	A	R	A	A	A		Offer sustainable transport options	
13	G	G	G	G	R	R	R	R			Safeguarding of land can help preserve the local ecological environment and help protect and enhance the local biodiversity and geodiversity.
14	A	A	A	A	R	A	A	A		Find alternative waste management sites.	

15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict the objective
16	G	G	G	G	R	R	R	R			Safeguarding land will help preserve the local landscape character whilst creating distinct areas and a sense of place. Development on safeguarded land would reduce the amount of open space within the area and could lose valuable character.
17	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Preserving greenfield sites can promote surface water saturation and work towards reducing potential flood risk to people and their properties.
18	G	G	G	G	R	R	R	R			Safeguarded land provides protection for agricultural land. Development will be encouraged within brownfield sites rather than greenfield sites.

19	G	G	G	G	R	A	A	A		Safeguarded land can act as a buffer to noise pollution created by nearby transport routes and developments.
Conclusion		Setting out a clear statement on the presumption against development on safeguarded land is seen as a way of ensuring its protection and the sustainability benefits that brings.								

ASI.9 Local Green Space at Killingworth Open Break										
This policy has been amended from "Killingworth Open Break" following the decision to designate the area as a Local Green Space.										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					
		S	M		L	S				M
1	R	A	A	A	A	A	G	G	Restriction on development potentially limits economic growth but the nature of this area means that it would be limited and there are alternative sites elsewhere in the locality.	
2	R	A	A	A	A	A	G	G		
3	R	A	A	A	A	A	G	G		Ensure a wide range of employment land is provided on other suitable and viable sites.

4	A	A	A	A	A	A	A	A			Minimal link; whilst a pleasant area it is not considered a major draw for visitors.
5	A	A	A	A	A	A	A	A	Ensure a wide range of education and training facilities is provided on other suitable and viable sites.		Limited link to objective.
6	R	R	A	A	G	G	G	G	Ensure a wide range of housing needs are met through the use of brownfield and other suitable and viable sites.	Positively encourage proposals for residential proposals	This land has been assessed as unsuitable for housing development through the SHLAA but in theory protecting the space from development through Local Green Space designation could reduce the amount of available land to provide a range of homes at a variety
7	G	G	G	G	R	A	A	A		Ensuring community safety is considered in developments.	Maintaining the Open Break creates a sense of place and identity working towards a harmonious community.

8	A	A	A	A	A	A	A	A			The Open Break is not publicly accessible so cannot be used for a physical exercise. However, being in close proximity to open space can relieve stress levels. Overall, a neutral impact.
9	R	R	A	A	R	A	A	A	Ensure alternative sites are identified where there is a need	Provide an appropriate range of community facilities through development.	
10	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Any new developments can affect the quality of ground and surface waters without proper mitigation. Protecting the space from development will avoid that potential.
11	A	A	A	A	A	A	A	A			Little direct link.
12	A	A	A	A	A	A	A	A			Little direct link.

13	G	G	G	G	R	A	A	A	Ensure any development on the site incorporated measures to protect and enhance biodiversity.	Protection of undeveloped land can help preserve the local ecological environment and help protect and enhance the local biodiversity and geodiversity.
14	A	A	A	A	R	A	A	A	Find alternative waste management sites.	Local Green Space designation lowers the site's potential for waste development.
15	G	G	G	G	R	R	R	R		Not implementing this policy would directly contradict the objective.
16	G	G	G	G	R	R	R	R		Protection of the Open Break will help preserve the local landscape character whilst creating distinct areas and a sense of place. Development on this land would reduce the amount of open space within the area and could lose valuable character.

17	G	G	G	G	R	A	A	A	Implement relevant flood mitigation strategies.	Preserving greenfield sites can promote surface water saturation and work towards reducing potential flood risk to people and their properties.
18	G	G	G	G	R	R	R	R		Maintaining this land provides protection for agricultural land. Development will be encouraged within brownfield sites rather than greenfield sites.
19	G	G	G	G	R	A	A	A	Ensure any development on the site incorporated measures to reduce noise pollution.	Open land can act as a buffer to noise pollution created by nearby transport routes and developments.
Conclusion		<p>Whilst the restriction of development on land contravenes economic and housing objectives, it has a neutral/positive effect on social and environment factors. As development needs can be met elsewhere in the Borough, this is seen as a sustainable policy.</p>								

SI.10 Supporting Neighbourhood Planning

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A			Whilst neighbourhood plans may address these issues, as they are to conform to the NPPF and the Local Plan, their effect should be neutral.
2	A	A	A	A	A	A			
3	A	A	A	A	A	A			
4	A	A	A	A	A	A			
5	A	A	A	A	A	A			
6	A	A	A	A	A	A			

12	A	A	A	A	A	A	A	A			may address these issues, as they are to conform to the NPPF and the Local Plan, their effect should be neutral.
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	A	A	A	A	A	A	A	A			
17	A	A	A	A	A	A	A	A			
18	A	A	A	A	A	A	A	A			
19	A	A	A	A	A	A	A	A			
Conclusion		This policy sets out the support for the production of a NP rather than what they would contain. However, it is considered that NP production would have a positive impact on community relations.									

S2.1 Economic Growth Strategy										
Policy amended and reappraised										
	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment
SA Objective	Unmitigated		Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
			S	M	L		S	M	L	

1	G	G	G	G	R	A	A	A		There is no alternative to this policy	Policy looks to promote economic growth across North Tyneside. This is to be achieved by promoting different employment sectors, existing and new, and should therefore cater to a greater percentage of the population. As it is aimed across all of North Tyneside, it should help all gain access to the predicted prosperity.
2	G	G	G	G	R	A	A	A		There is no alternative to this policy	Create new jobs in the marine and renewable sectors of manufacturing, as well as support existing employment sectors relating to heritage, retail, leisure, tourism and distribution. Opportunity for small businesses e.g. Retail, leisure and tourism.

3	G	G	G	G	R	A	A	A	<p>Through the creation of jobs in a variety of sectors and supporting local employment across North Tyneside, should help create higher levels of employment for local people.</p>	<p>Only alternative is to focus on other areas. However it is considered that these areas offer the best potential for economic success.</p>	<p>Strategy is to grow jobs and sectors of the economy. Improving the Riverside will bring jobs to the socially deprived areas of the borough.</p>
4	G	G	G	G	R	G	G	G		<p>Potentially expand and enhance independently of policy, not necessarily to the same extent.</p>	<p>Will support the creation, enhancement and expansion of tourist attractions, visitor accommodation and infrastructure. By trying to ensure these remain balanced it should be a sustainable industry. Aims to build on existing popular sites and use existing infrastructure. Policy also ensures that this is kept to an</p>

8	G	G	G	G	A	A	A	A			By creating and retaining existing jobs, it will help create, maintain a healthy community
9	A	A	A	A	A	A	A	A			No direct link
10	R	A	A	A	A	A	A	A	Mitigated through effective site management, the planning process and other policies.		Could occur during building work especially given the focus on the Riverside
11	G	G	G	G	A	A	A	A		There is no reasonable alternative to this policy	By developing renewable sectors of manufacturing and a low carbon economy North Tyneside could contribute locally and nationally. Aim to also use existing transport connections for major distribution and logistics facilities.

12	G	G	G	G	R	A	A	A	Mitigated through effective site management, the planning process and other policies.	Encourages the location of major distribution and logistics facilities to use existing transport infrastructure, in particular the opportunities associated with the international ferry terminal. Retail, leisure and tourism to build on existing sites.		
13	A	A	A	A	A	A	A	A			Employment uses are being directed to brownfield, built-up areas that are not rich in biodiversity. Coastal tourism may require mitigation to protect protected species and habitats.	
14	A	A	A	A	A	A	A	A				no direct link
15	A	A	A	A	A	A	A	A				no direct link
16	G	G	G	G	R	A	A	A			Through supporting historic tourist attractions will preserve, conserve and enhance the historic environment. This could strengthen	

S2.2 Provision of Land for Employment Development											
Policy amended and reappraised											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A		Alternative would be to allocate more of less employment land than required. Both could have mixed effect. Too little and remaining land becomes too expensive or unsuitable for certain sectors. Too much would result in	Without the allocation of sufficient employment sites, north Tyneside could appear less attractive to potential developers, resulting in business growth occurring outside of the Borough. Inclusion of specific employment use class help to promote employment development specifically
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A	Ensure eventual allocations include socially deprived areas		

											high competition with low prices, effecting the borough	
4	A	A	A	A	A	A	A	A				No direct effect until sites are known
5	A	A	A	A	A	A	A	A				No direct effect until sites are known
6	R	G	G	G	A	A	A	A	Ensure housing policies reflect employment allocations			A good supply of employment land will attract residents to the borough, thus increasing the demand for housing. Without a good supply and people may leave the borough.
7	G	G	G	G	R	A	A	A			Without it, the area may fall into disrepair which could encourage crime. Need to work with the community to avoid this.	By creating and retaining existing jobs, it will increase pride in the area and strengthen the community.
8	G	G	G	G	A	A	A	A				By creating and retaining existing jobs, it will help create, maintain a healthy community

9	A	A	A	A	A	A	A	A			no direct effect
10	A	A	A	A	A	A	A	A			No direct effect until sites are known
11	A	A	A	A	A	A	A	A			No direct effect until sites are known
12	G	G	G	G	R	A	A	A			By ensuring there are employment sites in North Tyneside, it should reduce the need for local people to travel outside the Borough to get to work.
13	A	G	G	G	R	G	G	G	Impact on biodiversity will be addressed during site selection.	A lower employment land allocation would reduce possibility of allocations effecting wildlife sites	Impact unknown until sites are allocated.
14	A	A	A	A	A	A	A	A			No direct link
15	A	G	G	G	R	G	G	G	Impact on green infrastructure will be addressed during site selection.	A lower employment land allocation would reduce possibility of allocations effecting green infrastructure	Impact unknown until sites are allocated. However, by allocating employment sites would stop ad hoc development on un allocated sites.

16	G	G	G	G	R	A	A	A			Allocating employment land will help to focus development in suitable locations that will not have a negative impact on North Tyneside's landscape.
17	A	G	G	G	R	G	G	G	Sequential test has been undertaken of all potential sites, this will direct allocations	A lower employment land allocation would reduce possibility of allocations in areas of flood risk	Full impact unknown until sites are allocated. However, by allocating employment sites would stop ad hoc development on un allocated sites.
18	A	G	G	G	A	G	G	G		A lower employment land allocation would reduce possibility of allocations effecting agricultural or contaminated land	Allocating employment land will help to focus development in suitable locations that will not have a negative impact on North Tyneside's agricultural land. It encourages the reuse of land for new employment purposes.

19	R	A	A	A	A	A	A	A	Mitigated through the planning process and other policies.
Conclusion		A growth strategy will ensure that economic development is directed to the most appropriate locations. These are generally in built-up areas already developed for employment uses that are sustainably located.							

DM2.3 Development Affecting Employment Land and buildings											
	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
I	G	G	G	G	R	A	A	A			Policy looks to encourage new employment development, whilst protecting established businesses and jobs. Employment land is protected from other uses, provided there is not an oversupply.

2	G	G	G	G	R	A	A	A			Looks to increase the number of jobs through the Key Employment Sites. Longevity for existing jobs which are protected by the policy.
3	G	G	G	G	R	A	A	A			Ensures jobs remain located in the most appropriate locations.
4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	G	G	G		Employment Land needs protecting where there is a need. An alternative is to allow more residential on areas of employment land, if a surplus of employment land, or would cause no harm.	

7	G	G	G	G	R	A	A	A		No alternative. Without it, the area may fall into disrepair which could encourage crime. Need to work with the community to avoid this.	By creating and retaining existing jobs, it will increase pride in the area and strengthen the community.
8	A	A	A	A	A	A	A	A			no direct link
9	A	A	A	A	A	A	A	A			no direct link
10	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Any development runs the risk of harming water
11	A	A	A	A	A	A	A	A			no direct link
12	G	G	G	G	R	A	A	A			Protecting existing businesses and jobs would reduce the need to travel to work, rather than travelling further for new employment. Key Employment Sites look at existing infrastructure.

13	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Could occur during building work.
14	A	A	A	A	A	A	A	A			no direct link
15	A	A	A	A	A	A	A	A			no direct link
16	A	A	A	A	A	A	A	A			No direct link
17	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Could occur during building work.
18	A	A	A	A	A	A	A	A			no direct link
19	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Could occur during building work.
Conclusion		Policy aims that employment land is not lost, ensuring that the necessary land for job opportunities remain. Development of any kind can have an adverse effect on the environment but it is considered that any issues could be mitigated through application of other policies in the Plan.									

DM2.4 Employment Land Development Outside Identified or Existing Employment Land

Policy amended and reappraised

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	G	G	G	G	R	R	R	R	Policy aims to strike a balance between protecting existing economic base and supporting new enterprise.
2	G	G	G	G	R	R	R	R	
3	G	G	G	G	R	R	R	R	
4	A	A	A	A	A	A	A	A	no direct link
5	A	A	A	A	A	A	A	A	Local employers can contribute through their own training and apprentice schemes. As this policy seeks a balance between protecting those existing whilst supporting new, no net effect is envisaged.

6	A	A	A	A	A	A	A	A			No direct link.
7	A	A	A	A	A	A	A	A			A strong economic base and local workforce can contribute to a harmonious community. However, as this policy seeks a balance between protecting those existing whilst supporting new, no net effect is envisaged.
8	A	A	A	A	A	A	A	A			no direct link
9	A	A	A	A	A	A	A	A			no direct link
10	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Any development could potentially impact water quality.
11	R	G	G	G	A	A	A	A	Mitigated through planning policy etc.		Any development could contribute to climate change - mitigate and ensure good design. Supporting access to sustainable transport options could reduce

14	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Any development could potentially create waste.
15	A	A	A	A	A	A	A	A	Mitigated through the planning process and other policies.		Ensure protection of green areas or adequate mitigation.
16	A	A	A	A	A	A	A	A	Ensure good design.		
17	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Ensure adequate flood avoidance/mitigation measures.
18	A	A	A	A	A	A	A	A			no direct link

19	A	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.	Some short term notice could occur during building work. Impact depends on exact locations - ensure adequate mitigation.
Conclusion		Policy aims that employment uses are developed in the most appropriate locations. Development of any kind can have an adverse effect on the environment but it is considered that any issues could be mitigated through application of other policies in the Plan.								

AS2.5 River Tyne North Bank											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A	Focused, long-term investment in the engineering, manufacturing and renewable sectors		The North Bank area is unique within the Borough due to location on the River and the heavy concentration of similar land uses. Sites are currently in
2	G	G	G	G	A	A	A	A			
3	G	G	G	G	A	A	A	A			

												employment use but this policy offers a long term economic strategy that can attract investment.
4	A	A	A	A	A	A	A	A				No link to tourism.
5	G	G	G	G	A	G	G	G	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities.	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities.	Policy intends to promote the provision of education and training facilities, including by providing accommodation for training in the engineering, manufacturing and renewable sectors.	
6	R	A	A	A	A	A	A	A	Ensure housing supply across Borough.		North Bank area not felt to be suitable for housing development however without a targeted employment strategy for the area, it could become available for other uses.	

7	A	G	G	G	A	A	A	A	<p>Contribution to safety will depend on the degree that this is built into new developments. Liaise with Northumbria Police. Through public involvement in the development of any plans for the site and quality design and facilities the area could come to have an important role in supporting the identity of the North Bank.</p>	Actively involve community in planning	<p>Safety and fear of crime could be improved through development of sites, particularly those which are currently derelict or under-used.</p>
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8	A	G	G	G	A	G	G	G	Encourage opportunities for sustainable travel in order to promote healthy lifestyles. Integrate sites with existing infrastructure, including access to green space.	Encourage opportunities for sustainable travel in order to promote healthy lifestyles. Integrate sites with existing infrastructure, including access to green space.	Creating open spaces where possible and linking it in with existing green infrastructure could encourage people to use the spaces.
9	A	A	A	A	A	A	A	A			Employment uses will generally not demand community facilities.
10	R	G	G	G	A	G	G	G	Standard building practices to be applied.	Promote a scheme to retrofit SUDS i.e. rain garden, water butts	Parts of the site could be potentially affected by surface water flooding.
11	R	A	G	G	A	A	A	A	Ensure that new development considers energy efficiency measures in the design process.	Investigate the potential of upgrading current buildings.	Any development has the potential to negatively contribute to climate change if not managed correctly.

12	R	G	G	G	A	G	G	G	Encourage opportunities for sustainable travel in order to promote healthy lifestyles. Integrate sites with existing infrastructure, particularly cycleways.	Investigate, where possible, promoting and expanding sustainable transport routes to the site.	Close proximity to existing sustainable transport routes, including the Metro and cycle paths, should be exploited
13	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Improve the appearance of the site and introduce planting if possible.	By using a brownfield site, it will reduce the need to develop greenfield sites. This could therefore have a positive impact on the overall biodiversity and geodiversity in the Borough.

14	R	R	A	A	A	A	G	G	Ensure that new developments integrate waste minimisation, reuse, recycling and composting.	Ensure that existing development integrate waste minimisation, reuse, recycling and composting.	Development is likely to generate more waste, but the long term effect could be neutral or improved through promoting recycling and composting and reducing the amount of waste generated.
15	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Ensure the existing areas are well maintained and improve the appearance of the site, to make it more attractive.	Development on this site prevents development on green land.
16	G	G	G	G	A	G	G	G	Ensure local distinctiveness forms a key element in taking forward development.	Promote a scheme to enhance the overall appearance of the site.	Contribution to cultural heritage and local distinctiveness could be seen through focus on the engineering, manufacturing and renewable sectors of employment.

17	R	G	G	G	A	G	G	G	Mitigation would occur through the planning process when an application is submitted. Ensure appropriate application of SuDS.	Promote a scheme to retrofit SuDS i.e. rain garden, water butts	Parts of sites are within flood risk areas. Development may increase flood risk generally and upon specific sites.
18	G	G	G	G	A	A	A	A			The sites are potentially contaminated and development would bring land back into beneficial use. Development on this site prevents development on green sites.
19	R	A	A	A	A	A	A	A	Noise mitigation measures to be employed.	Depending on employment use noise pollution could occur.	Manufacturing and engineering employment could cause an increase in noise pollution
Conclusion		The policy encourages economic growth and so is positive in this respect. Development has the potential to create some environmental issues but if managed correctly, could make a positive impact through incorporating positive measures into the design and operation of sites and buildings.									

AS2.6 A19(T) Economic Corridor											
	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A	Focus on employment uses along the corridor will have a positive effect on these objectives, continued and renewed investment will only strengthen this.		Policy looks to promote economic growth along the A19 corridor, continuing the direction of policy and investment seen over recent years.
2	G	G	G	G	A	A	A	A			
3	G	G	G	G	A	A	A	A			
4	A	A	A	A	A	A	A	A			No direct link

5	A	G	G	G	A	G	G	G	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities	Ensure employment incorporates training for apprentices and staff. Investigate the potential of providing further education and training opportunities.	
6	R	A	A	A	A	A	A	A	Ensure housing supply across Borough.		Without a targeted employment strategy for the area, it could become available for other uses.

7	A	A	A	A	A	A	A	A	A	<p>Contribution to safety will depend on the degree that this is built into new developments. Lease with Northumbria Police. Through public involvement in the development of any plans for the site and quality design and facilities the area could come to have an important role in supporting the identity of the North Bank.</p>	
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8	A	A	G	G	A	A	G	G	Encourage opportunities for sustainable travel in order to promote healthy lifestyles. Integrate sites with existing infrastructure, including access to green space.	
9	A	A	A	A	A	A	A	A		Employment uses will generally not demand community facilities.
10	R	G	G	G	A	G	G	G	Standard building practices to be applied.	Promote a scheme to retrofit SUDS i.e. rain garden, water butts
11	R	A	G	G	A	A	A	A	Ensure that new development considers energy efficiency measures in the design process.	Any development has the potential to negatively contribute to climate change if not managed correctly.

12	R	G	G	G	A	G	G	G	Encourage opportunities for sustainable travel in order to promote healthy lifestyles. Integrate sites with existing infrastructure, particularly cycleways.	Investigate, where possible, promoting and expanding sustainable transport routes to the site.	
13	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Improve the appearance of the site and introduce planting if possible.	
14	R	R	A	A	A	A	G	G	Ensure that new developments integrate waste minimisation, reuse, recycling and composting.	Ensure that existing development integrate waste minimisation, reuse, recycling and composting.	Development is likely to generate more waste, but the long term effect could be neutral or improved through promoting recycling and composting and reducing the amount of waste generated.

15	A	G	G	G	A	G	G	G	Opportunity for small scale green space provision to encourage biodiversity.	Ensure the existing areas are well maintained and improve the appearance of the site, to make it more attractive.	
16	G	G	G	G	A	G	G	G	Ensure local distinctiveness forms a key element in taking forward development.	Promote a scheme to enhance the overall appearance of the site.	
17	R	G	G	G	A	G	G	G	Mitigation would occur through the planning process when an application is submitted. Ensure appropriate application of SuDS.	Promote a scheme to retrofit SuDS i.e. rain garden, water butts	

18	G	G	G	G	A	A	A	A			The sites are potentially contaminated and development would bring land back into beneficial use. Development on this site prevents development on green sites.
19	R	A	A	A	A	A	A	A	Noise mitigation measures to be employed.	Depending on employment use noise pollution could occur.	Manufacturing and engineering employment could cause an increase in noise pollution
Conclusion		The policy encourages economic growth and so is positive in this respect. Development has the potential to create some environmental issues but if managed correctly, could make a positive impact through incorporating positive measures into the design and operation of sites and buildings.									

S3.1 Competitive Town Centres and Retail Provision

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The policy supports the objective.
2	G	G	G	G	R	R	R	R		No appropriate mitigation.	This policy will help to increase jobs directly and indirectly through the construction industry. The policy has suitable flexibility built into it to allow appropriate out of town centre development.
3	G	G	G	G	R	R	R	R		No appropriate mitigation.	Help to facilitate jobs in the town centres which are often bordered by socially deprived areas e.g., Wallsend. Jobs created through shops and businesses but also through

7	G	G	G	G	R	R	R	R	Ensure that regeneration meets high standards of design that reflects local character.		Lively and thriving town centres contribute towards safe places. A viable town or district centre contributes towards community identity.
8	G	G	G	G	R	G	G	G		Support local facilities outside of the town centre.	The provision of local facilities encourages walking rather than driving.
9	G	G	G	G	R	G	G	G		Support local facilities outside of the town centre.	The policy supports the objective.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R			Not providing sufficient retail floor space will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R			As above. No alternative.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.

15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	G	G	G	Ensure that regeneration meets high standards of design that reflects local character.	Target areas of decline through individual regeneration projects and master plans.	A viable town or district centre contributes towards local distinctiveness.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	G	G	G	G	R	G	G	G		Promote Brownfield sites to come forward.	Brownfield sites in the town centre may suffer from contamination from previous uses.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy.									

S3.2 Hierarchy of Centres											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The policy supports the objective - there is no suitable alternative.
2	G	G	G	G	R	R	R	R			Jobs would still be created but wider environment would suffer.
3	G	G	G	G	R	R	R	R		There is no suitable alternative.	Jobs may not be created locally and in areas near to the working populations.
4	G	G	G	G	R	R	R	R		There is no suitable alternative.	Town and district centres could become less attractive and locations to shop and visit due to empty units.

5	A	A	A	A	A	A	A	A			Does not impact on this objective.
6	A	A	A	A	A	A	A	A			Does not impact on this objective.
7	G	G	G	G	R	R	R	R		No alternative.	Empty shop units could create an unsafe environment with a lack of footfall and natural surveillance. A viable town or district centre contributes towards community identity.
8	G	G	G	G	R	R	R	R			Shops close to where people live with encourage walking and contribute towards healthy lifestyles.
9	G	G	G	G	R	G	G	G		Improve public transport and connections to new community facilities.	Community facilities may not be located next to residential areas restricting the people who are able to access them.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R		No alternative.	By locating shops within consolidated areas it encourages walking, thus lowering carbon

												emissions from driving.
12	G	G	G	G	R	R	R	R				As above.
13	A	A	A	A	A	A	A	A				Does not impact on this objective.
14	A	A	A	A	A	A	A	A				Does not impact on this objective.
15	A	A	A	A	A	A	A	A				Does not impact on this objective.
16	G	G	G	G	R	R	R	R		No alternative.		A viable town or district centre contributes towards local distinctiveness.
17	A	A	A	A	A	A	A	A				Does not impact on this objective.
18	A	A	A	A	A	A	A	A				Does not impact on this objective.
19	A	A	A	A	A	A	A	A				Does not impact on this objective.
Conclusion		Supporting vibrant town, district and local centres is considered a socially, environmentally and economically sound strategy.										

S3.3 Future Retail Demand											
Policy amended and reappraised											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
I	G	G	G	G	A	A	A	A			The policy supports the objective based on a sound evidence base and supports the creation of new employment opportunities that could result in facilities for local people in an accessible area.

2	G	G	G	G	A	A	A	A		Applications make their own assessment on a case by case basis.	A variety of job opportunities could be achieved under a retail use. Without an identified need applications may be refused.
3	G	G	G	G	A	A	A	A		No mitigation.	Opportunities for jobs may be missed.
4	A	A	A	A	A	A	A	A			Does not impact on this objective.
5	A	A	A	A	A	A	A	A			Does not directly impact on this objective.
6	A	A	A	A	A	A	A	A			Does not impact on this objective.
7	G	G	G	G	A	A	A	A	Need to ensure positive changes are maintained. Ensure meaningful development as the retail area expands.	Ensure meaningful development as the retail area expands	New employment opportunities can create a positive attitude that increases civic pride and reduces crime and fear of crime. New development and potentially more jobs, may increase interest in planning and a greater interest in being involved.

8	A	G	G	G	A	G	G	G	Need to ensure that pedestrian and cycle links are upgraded alongside redevelopment and are maintained.	Existing pedestrian and cycle routes need to be a high standard and maintained so people can use them to access current facilities.	Policy requires new retail development to be integrated with existing pedestrian and cycle routes, but need to ensure that they are at a good standard and well maintained so they will be used.
9	G	G	G	G	A	A	A	A		Applications make their own assessment on a case by case basis.	Would increase local access to a greater variety of retail facilities.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.

11	G	G	G	G	A	G	G	G		Existing infrastructure in place, which could be well maintained. Trying to ensure units remain in use so a range of facilities could be accessible.	Although based on building new retail space, it would be integrating into an existing network of sustainable transport and provide easily accessible services for local residents.
12	G	G	G	G	G	G	G	G	Ensure routes are well maintained. Could be expanded to benefit more people.	Ensure there are sustainable travel plans submitted alongside proposals.	Not providing sufficient retail floor space will encourage people to travel further thus increasing carbon emissions. Development would be able to use and build on the existing network of sustainable transport links.

13	R	A	A	A	A	A	A	A	Any effects to the ecological network would be mitigated through the planning application when an application is made.		
14	R	G	G	G	A	G	G	G	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	Ensure the existing retail units dispose of their waste correctly and recycle where possible.	All development has the potential to create waste. Ways in which to minimise and correctly control this waste are required.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.

16	G	G	G	G	R	R	R	R	Ensure identified locations for future retail are in sustainable locations connecting to the existing environment.	Must identify need - no alternative.	A viable town or district centre contributes towards local distinctiveness. This includes meeting required needs.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	R	A	A	A	A	A	A			In the short term, building work would result in an increase of noise.
Conclusion		<p>Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy. Expansion of shopping facilities at the identified sites will allow for the Borough's retail needs to be met and contribute to economic growth. The area is well located for sustainable access. Environmental issues arising from development are not seen to be major and could be mitigated.</p>									

DM3.4 Assessment of Town Centre Uses
Policy amended and reappraised

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The policy supports the objective.
2	G	G	G	G	R	R	R	R			The policy supports the objective.
3	G	G	G	G	R	R	R	R			The sequential test ensures development is appropriately located.
4	G	G	G	G	R	R	R	R	Services may be lacking or located in the wrong place.		Helps to ensure a sufficient mix of services for both residents and visitors.
5	A	A	A	A	A	A	A	A			Does not impact on this objective.
6	A	A	A	A	A	A	A	A			Does not impact on this objective.
7	G	G	G	G	R	R	R	R			Without a policy to protect town centre use first it could detrimentally impact community impact where town centres decline due to out of centre uses.

8	G	G	G	G	R	A	A	A		Require sustainable travel plan for all applications.	Could encourage greater car use without policy.
9	G	G	G	G	R	R	R	R			The policy supports the objective.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R		Require sustainable travel plan for all applications.	Not providing the facilities needed within NT will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R		Require sustainable travel plan for all applications.	Not providing the facilities needed within NT will encourage people to travel further thus increasing carbon emissions
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R			Historic environment of the town centres could be compromised without the policy.

17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy.									

DM3.5 Primary Shopping Area					
Policy amended and reappraised					
	Implementation of Proposed Policy	Without implementation of Proposed Policy	Implementation	Existing	Comment

SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The policy supports the objective.
2	G	G	G	G	R	R	R	R			The policy ensures there is not a concentration of uses within the PSA but allowing a greater mix of town centre uses.
3	G	G	G	G	R	R	R	R			Help to facilitate jobs in the town centres which are often bordered by socially deprived areas e.g., Wallsend. Jobs created through shops and businesses but also through construction.
4	G	G	G	G	R	R	R	R			Viable town centres will help to attract visitors. No alternative.
5	A	A	A	A	A	A	A	A			Does not impact on this objective.

6	A	A	A	A	G	G	G	G			The policy supports appropriate residential schemes on primary and secondary shopping frontage, however, without the policy the town centre could be available for residential use.
7	G	G	G	G	R	R	R	R			Lively and thriving town centres contribute towards safe places. A viable town or district centre contributes towards community identity.
8	G	G	G	G	R	R	R	R			The provision of local facilities encourages walking rather than driving and also allows for health facilities to be in easily accessible locations.
9	G	G	G	G	R	R	R	R			The policy supports the objective.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.

11	G	G	G	G	R	R	R	R			Not providing sufficient retail floor space will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R			As above.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R			A viable town or district centre contributes towards local distinctiveness.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy.									

DM3.6 Local Facilities

SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R		Regulated through Development Management and NPPF. Harder to defend inappropriate development without policy so still may be a negative outcome.	The policy supports the objective.
2	G	G	G	G	R	A	A	A	Encourage uses that bring stable and long term employment.	Rely on development Management and NPPF to regulate.	The policy supports the objective.
3	G	G	G	G	R	R	R	R	As above.	Rely on development Management and NPPF to regulate.	Help to facilitate jobs in local areas where there is need for day to day local facilities.
4	G	G	G	G	R	R	R	R			Areas that have access to local services will be more attractive for both

											residents and visitors.
5	A	A	A	A	A	A	A	A	A		Does not impact on this objective.
6	A	A	A	A	A	A	A	A	A		Does not impact on this objective.
7	G	G	G	G	R	R	R	R	R		A well functioning local area with the necessary facilities contributes towards a strong community identity.
8	G	G	G	G	R	R	R	R	R	Facilities more likely to be concentrated in larger centres where more people will drive to.	The provision of local facilities may encourage walking rather than driving.
9	G	G	G	G	R	R	R	R	R	Facilities more likely to be concentrated in larger centres where more people will drive to.	The policy supports the objective.
10	A	A	A	A	A	A	A	A	A		Does not impact on this objective.

11	G	G	G	G	R	R	R	R		Encourage facilities to be located in defined centres. Some residents may still struggle to access these services.	Not providing local facilities will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R		As above.	As above.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	A	G	G	G	A	A	A	A	Ensure good quality design that contributes towards local character.		A local area with local facilities contributes towards local distinctiveness.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		The policy ensures that facilities are available at a local level to meet local needs and strengthen local identity, improving quality of life. The policy also protects the vitality of larger centres by setting a size threshold.									

DM3.7 Hot Food Takeaways									
This is a new policy prepared for this version of the Plan.									
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A	A		
2	A	A	A	A	A	A	A		
3	A	A	A	A	A	A	A		No direct link.
4	A	A	A	A	A	A	A		No direct link.
5	A	A	A	A	A	A	A		No direct link.
6	A	A	A	A	A	A	A		No direct link.
7	A	A	A	A	A	A	A		No direct link.
8	A	G	G	G	A	A	A	Promote active lifestyles. Promote and improve education on healthy eating and exercise.	Planning is not the only way the council can prevent disease and promote healthy lifestyles. However controlling the spread of unhealthy hot food takeaway's works towards creating

											healthier lifestyles for North Tyneside's residents.
9	A	A	A	A	A	A	A	A			No direct link.
10	A	A	A	A	A	A	A	A			No direct link.
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	A	A	A	A	A	A	A	A			No direct link.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	G	G	G	G	A	A	A	A			Take-always do tend to increase noise pollution. Controlling the development of

											supports therefore has positive impact for these objectives.
4	A	A	A	A	A	A	A	A			No direct link.
5	A	A	G	G	A	A	A	A	Need to monitor education facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.		
6	G	G	G	G	A	A	R	R			Policy directly supports this objective. Without policy, housing needs may not be addressed. There is no alternative.

7	G	G	G	G	R	R	R	R	<p>Ensure communities are involved in the planning process. Need to design new developments well so that they integrate into existing communities. Also designed well to eliminate crime.</p>		<p>Policy aims to support all sectors of the community. New communities will be formed through new housing. Policy aims to support all sectors of the community. Poor housing supply could lead to lack of affordability and homelessness.</p>
8	A	A	G	G	A	A	A	A	<p>Need to monitor health facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.</p>		

9	A	A	G	G	A	A	A	A	Need to monitor community facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.		
10	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect water quality.
11	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect climate change.
12	G	G	G	G	R	A	A	A	Ensure good sustainable transport options are made available.	Ensure good sustainable transport options are made available.	Policy direct homes to brownfield as a priority and so makes use of existing infrastructure.

13	G	G	G	G	A	R	R	R		Without this policy, there is less opportunity to manage where sites are developed, risking the loss of green areas. there is no alternative.	Policy direct homes to brownfield as a priority
14	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to increase waste.
15	A	A	A	A	A	R	R	R		Without this policy, there is less opportunity to manage where sites are developed, risking the loss of green areas. There is no alternative.	Policy direct homes to brownfield as a priority
16	R	G	G	G	A	A	A	A	Ensure high standards of design.		Any development could have a negative affect on character if not designed well.

17	R	A	A	G	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However with good mitigation, the risk and be reduced and even eliminated.
18	A	A	A	A	A	R	R	R		Without this policy, there is less opportunity to manage where sites are developed, risking the loss of green areas. There is no alternative.	Policy direct homes to brownfield as a priority.
19	A	A	A	A	A	A	A	A			Difficult to assess without any detail on proposals. Ensure adequate mitigation and good design to reduce and eliminate noise pollution.

Conclusion

Local planning authorities need to plan for the number of homes they will need in the future. Providing the correct number of homes and having a strategy that directs development to the most appropriate locations is seen as a sustainable option, economically and socially. Whilst there are some environmental issues that could arise from any kind of development, they can be mitigated.

S4.2 Housing Figures: This policy sets out an amount housing development required. It is not considered appropriate to undertake SA for this policy as the housing number requirement has been subject to SA as part of the SA of Growth Options (see from 6.2 of this Report).

S4.3: Distribution of Potential Housing Development Sites: This policy set out the preferred sites for housing development. It is not considered appropriate to undertake SA for this policy as the sites have been subject to SA as part of the SA of sites (see Appendix 6 of this Report).

S4.4 (a), (b) and (c) Strategic Allocations

This policy has been re-drafted for this version of the Plan.

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A			The economy of the Borough is supported by house building and a strong local workforce. The proposed numbers of residents associated with the allocations supported in this policy are derived from analysis that includes consideration of growing and supporting the local workforce.
2	G	G	G	G	A	A	A	A			
3	G	G	G	G	A	A	A	A			

4	A	A	A	A	A	A	A	A			No direct link.
5	G	G	G	G	A	A	A	A	Need to monitor education facilities and ensure sufficient are provided to meet the needs of the population over time.		Policy includes the need to deliver sufficient school facilities as part of the sites. This provision, along with all school provision, will need to be monitored over time to ensure all needs are being met. Higher education/training opportunities in the Borough will require monitoring too.
6	G	G	G	G	R	R	R	R			Policy directly supports this objective. Without this policy, housing need in the Borough would not be addressed. There is no alternative.

7	G	G	G	G	A	A	A	A	Ensure communities are involved in the planning process including any masterplans drawn up for the sites.		Policy identifies the role that good design can play in creating harmonious communities. Policy considers transport/movement links to ensure communities are linked to the wider area. Policy recognises the benefits of retaining existing settlements thus retaining community identity, whilst linking new homes to those settlements.
8	A	A	G	G	A	A	A	A	Need to monitor health facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.		Cycle and pedestrian links, and green infrastructure within the sites are supported in the policy, which supports recreation and healthy lifestyles. The policy requires that community facilities are delivered as part of any development. This will require monitoring over time.

9	A	A	G	G	A	A	A	A	Need to monitor community facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.		Policy requires that access and transport is correctly considered and delivered as part of any development to allow for good access within the sites and beyond. The policy requires that community facilities are delivered as part of any development. This will require monitoring over time.
10	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect water quality. However, the policy requires that flood risk and water quality is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development.

II	R	A	A	A	A	A	A	A	Ensure adequate mitigation/design solutions are included within masterplans.	All development has the potential to affect climate change. The sites together have the potential to generate and increase in traffic; however, the policy requires that access and sustainable transport is correctly considered and delivered as part of any development. The policy requires appropriate remediation and mitigation regarding air quality. Other policies in the Plan regarding pollution and design seek for the management of harmful emissions and the incorporation of design solutions to moderate heat. This could be explored further in any following masterplans.
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12	G	G	G	G	R	A	A	A		Ensure sustainable transport options are made available should development occur in other locations.	Policy directs large site allocations to the urban area of the Borough and so makes use of existing infrastructure. Without the policy, it could result in larger scale development in locations without this infrastructure. Policy requires that access and transport is correctly considered and delivered as part of any development to allow for good access within the sites and beyond.
13	A	A	G	G	R	A	A	A		Ensure appropriate mitigation as part of any development.	These sites are not designated for their biodiversity or geodiversity quality. However, it is recognised that they, in parts, do contribute to the Borough's ecological network. The policy aims for development to retain, enhance, connect and increase the biodiversity of each site and

15	A	G	G	G	R	A	A	A		Ensure appropriate incorporation of green space as part of any development.	The policy directs development to open space. However, the land is not Green Belt, designated for biodiversity reasons or publically accessible. The policy supports the incorporation of a high amount of green space for biodiversity and recreation. Without this policy, there is less opportunity to manage where and how sites are developed.
16	A	G	G	G	A	A	A	A	Ensure high standards of design are adequately explored as part of the masterplan process.		Much of the sites have an open character that will be compromised somewhat by development. The policy expects that proposals are informed by a heritage management strategy and a landscape and visual amenity impact assessment. These will ensure that those

											elements of the area that are special will be appropriately considered in the development, and that opportunities to create new communities with local distinctiveness and sense of place are created.
17	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However, the policy requires that flood risk and water quality is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development. This includes the corporation of sustainable drainage systems.
18	A	A	A	A	A	A	A	A			This policy relates to development on agricultural land. The sites however include only minor pockets of the best quality

											agricultural land.
19	A	A	A	A	A	A	A	A			Development has the potential to create noise and be sensitive to it. However, the policy requires that noise is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development.
Conclusion	<p>Local planning authorities need to plan for the number of homes they will need in the future. These two sites are required to deliver those homes. This policy supports those allocations and the investigations that have informed concept plans for the allocations. It sets out the requirements of a masterplan that should accompany any planning application for the sites. The policy recognises the issues that could arise from development, especially environmental, and sets out steps to overcome such issues. It also recognises opportunities to make positive social, economic and environmental contributions as part of the new developments. The policy, and the concept plans that accompany it, is a sustainable approach to delivering the required homes for North Tyneside.</p>										

DM4.5 Criteria for New Housing Development

This policy has been re-assessed following small amendments.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach				Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A		No direct link		
2	A	A	A	A	A	A	A		No direct link		
3	A	A	A	A	A	A	A		No direct link		
4	A	A	A	A	A	A	A		No direct link		
5	A	A	A	A	A	A	A		No direct link		
6	G	G	G	G	A	A	A		Policy supports new housing development.		

7	A	G	G	G	R	A	A	A	Existing and new residents need to be involved in the planning processes.	Existing and new residents need to be involved in the planning processes.	New housing can have a negative reaction from existing communities but a well integrated residential development could have a positive effect on the community, e.g. by supporting local facilities, by bringing high quality design, by removing vacancy/dereliction. Supporting new housing can serve to keep families and friends close to each other. This policy aims to ensure that new housing is appropriate to the area and provides the facilities it creates the need for. Without the policy, housing would still be delivered but would not be subject to providing these things.
8	G	G	G	G	A	A	A	A			Policy supports health and safety of residents. This may

16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A	Mitigation against this policy would be within other policies and national legislation		Any development could have a negative impact on flood risk.
18	G	G	G	G	A	G	G	G		There would be little effect with the removal of the policy. Alternative is to rely on other policies to safeguard agricultural land	Policy encourages making the 'best and most efficient use of available land'.
19	R	A	A	A	R	A	A	A	Mitigation against this policy would be within other policies and national legislation	Any alternative will not change the overall effect.	Any development could have a negative impact on noise, in particular during construction phase.
Conclusion		The policy recognises that new housing sites may come forward over the Plan period and aims to ensure they are only developed if suitable. Without the policy, housing sites may come forward but would not be subject to such provisions, leading to unsustainable development.									

DM4.7 Affordable Housing

This policy has been merged with another into Policy DM4.7 Affordable Housing. As there are no wording changes as part of the merge, there are no material differences that would incur the need to reassess the policy.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A			No direct link
3	A	A	A	A	A	A			No direct link
4	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A			No direct link

6	A	A	A	A	R	G	G	G	The only mitigation would be to increase the target.	Alternative would be to provide for the whole assessed need (around 75%).	Although the policy is requiring affordable homes, the required percentage is much lower than the assessed need.
7	G	G	G	G	R	G	G	G		Alternative would be to not allow any off-site provision.	Integrating affordable housing into private housing developments creates more harmonious neighbourhoods, avoids isolation by tenure and 'ghettos' of social rented. Removing the policy would mean a lack of affordable accommodation, pushing people into poverty and having a negative impact on a harmonious neighbourhood
8	A	A	A	A	A	A	A	A			No direct link
9	G	G	G	G	R	G	G	G		Alternative would be to not allow any off-site	Integrating affordable housing into private housing developments allows

											provision.	everyone equal access to community facilities
10	R	G	G	G	A	A	A	A	At application stage ensure community understand the benefits of mixed neighbourhoods		Integrating affordable housing into private housing developments would create more rounded communities. However, the perception of affordable housing can cause tensions. Removing the policy could lead to no affordable housing or affordable housing delivered on isolated sites. This would not help community identity.	
11	A	A	A	A	A	A	A	A			No direct link	
12	A	A	A	A	A	A	A	A			No direct link	
13	A	A	A	A	A	A	A	A			No direct link	
14	A	A	A	A	A	A	A	A			No direct link	
15	A	A	A	A	A	A	A	A			No direct link	
16	A	A	A	A	A	A	A	A			No direct link	
17	A	A	A	A	A	A	A	A			No direct link	
18	A	A	A	A	A	A	A	A			No direct link	

19	A	A	A	A	A	A	A	A		No direct link
Conclusion		The policy generally has a neutral to positive effect. Affordable housing can have negative social connotations and so this must be managed. More affordable housing could be delivered to meet affordable housing need, but having the policy would yield more than the alternative of not having the policy.								

Delivering New Council Homes											
This policy has been merged into Policy DM4.7 Affordable Housing. As there are no wording changes as part of the merge, there are no material differences that would incur the need to reassess the policy.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			No direct link
3	A	A	A	A	A	A	A	A			No direct link
4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			No direct link
6	G	G	G	G	A	A	A	A			Proposal supports a mix of housing delivery

7	G	G	G	G	R	R	R	R			Policy aims to ensure housing for all sectors of community.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		The delivery of Council homes is seen as having a neutral effect in the main, with positive impacts on housing and community wellbeing.									

Range of Housing Size

This policy has been merged into Policy DM4.6: Range of housing types and sizes. As there are no wording changes as part of the merge, there are no material differences that would incur the need to reassess the policy.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	G	G	G	G	A	A	A	A	Providing more larger homes would bring more professionals and business leads which would improve the borough's economy
2	G	G	G	G	A	A	A	A	
3	A	G	G	G	A	A	A	A	Allocation of quality employment land Only alternative is a different mix. However, current policy is based on evidence so no reasonable alternative There is the possibility that these new residents will commute out if the correct mix and amount of employment land is not provided in the borough.
4	A	A	A	A	A	A	A	A	no direct effect

5	A	A	A	A	A	A	A	A			no direct effect
6	G	G	G	G	R	A	A	A		Only alternative is a different mix. However, current policy is based on evidence so no reasonable alternative	Policy delivers identified need, without it the housing supply might not provide a suitable range.
7	A	A	A	A	A	A	A	A			no direct effect
8	A	A	A	A	A	A	A	A			no direct effect
9	A	A	A	A	A	A	A	A			no direct effect
10	A	A	A	A	A	A	A	A			no direct effect
11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect
14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	A	A	A	A	A	A	A	A			no direct effect
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect
Conclusion		As a policy specific to housing size, it is not envisaged that this would have wide ranging affects. Any affects it would have are predicted to be positive, e.g. ensuring sufficient range of homes to meet the Borough's housing needs and									

providing for a population that would support the economy.

Self Build

This policy has been merged into Policy DM4.6: Range of housing types and sizes. As there are no wording changes as part of the merge, there are no material differences that would incur the need to reassess the policy.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	A	A	A	A	A	A	A		no direct effect
2	A	A	A	A	A	A	A		no direct effect
3	A	A	A	A	A	A	A		no direct effect
4	A	A	A	A	A	A	A		no direct effect
5	A	A	A	A	A	A	A		No direct link
6	G	G	G	A	A	A	A		Encouraging self build contributes to the mix of housing in the Borough.
7	A	A	A	A	A	A	A		No direct link

8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			no direct effect
11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect
14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	G	G	G	G	A	A	A	A			Policy supports good design.
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect
Conclusion		The delivery of self-build homes is seen as having a neutral effect in the main, with positive impacts on housing delivery and good design.									

Large Executive Housing

This policy has been merged into Policy DM4.6: Range of housing types and sizes. As there are no wording changes as part of the merge, there are no material differences that would incur the need to reassess the policy.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M		L	S					
1	G	G	G	G	A	A	A	A	Providing more larger homes would bring more professionals and business leads which would improve the borough's economy. There is the possibility that these new residents will commute out if the right kind of employment land is not provided in the borough.		
2	G	G	G	G	A	A	A	A			
3	A	G	G	G	A	A	A	A		Allocation of quality employment land Only alternative is a different mix. However, current policy is based on evidence so no reasonable alternative	
4	A	A	A	A	A	A	A	A	no direct effect		
5	A	A	A	A	A	A	A	A	No direct link		
6	G	G	G	G	A	A	A	A	Encouraging executive housing contributes to the		

DM4.10 Houses in Multiple Occupation

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A			no direct effect
2	A	A	A	A	A	A			no direct effect
3	A	A	A	A	A	A			no direct effect
4	A	A	A	A	A	A			no direct effect
5	A	A	A	A	A	A			No direct link
6	G	G	G	R	A	A			Policy is trying to prevent build up of one particular housing type
7	G	G	G	R	A	A			A mix of housing allows for a more harmonious community
8	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A			No direct link

10	A	A	A	A	A	A	A	A			no direct effect
11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect
14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	A	A	A	A	A	A	A	A			no direct effect
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect

Conclusion	HMOs can negatively affect a community so this policy, that aims for an appropriate amount of them, is seen as a positive way forward.
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DM4.8 Extra Care/Specialist Housing											
Name change to "Specialist Housing" - no change to policy.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			no direct effect
2	A	A	A	A	A	A	A	A			no direct effect
3	A	A	A	A	A	A	A	A			no direct effect
4	A	A	A	A	A	A	A	A			no direct effect
5	A	A	A	A	A	A	A	A			No direct link
6	G	G	G	G	R	A	A	A			Policy is trying to improve the mix of housing in the borough and provide for a particular user
7	A	A	A	A	A	A	A	A			No direct link

8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			no direct effect
11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect
14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	A	A	A	A	A	A	A	A			no direct effect
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect
Conclusion		A generally neutral policy, but positive in its attempts to provide the range of housing required in the Borough.									

Policy DM4.9: Housing Standards											
This is a new policy.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A		no direct effect	
2	A	A	A	A	A	A	A	A		no direct effect	
3	A	A	A	A	A	A	A	A		no direct effect	
4	A	A	A	A	A	A	A	A		no direct effect	
5	A	A	A	A	A	A	A	A		No direct link	
6	G	G	G	G	A	A	A	A		Policy is aims to improve the supply of housing in the Borough that can meet the needs of all.	

7	G	G	G	G	A	A	A	A			The policy aims for all members of community to have the opportunity to live in a home that is better suited to their needs. This could lower the possibility of people moving away from their locale to find more suitable accommodation and will help keep communities together.
8	G	G	G	G	A	A	A	A			Better designed homes can see the avoidance a physical injury. The ability for people to live independently in their own homes is positive for mental health.
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			no direct effect
11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	A	A	A	A	A	A	A			no direct effect

14	A	A	A	A	A	A	A	A			no direct effect
15	A	A	A	A	A	A	A	A			no direct effect
16	A	A	A	A	A	A	A	A			no direct effect
17	A	A	A	A	A	A	A	A			no direct effect
18	A	A	A	A	A	A	A	A			no direct effect
19	A	A	A	A	A	A	A	A			no direct effect
Conclusion		A generally neutral policy, but positive in its aim to provide the housing types required for all members of the community in the Borough, and the affects this could have on community cohesion and health.									

S4.11 Improving the Quality of the Existing Stock											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
I	G	G	G	G	R	A	A	A	Need to ensure on going updates throughout the plan period and beyond to maintain the image	Improving existing housing stock will improve the image of the Borough and attractiveness to investors and visitors.	

2	G	G	G	G	R	A	A	A			Without policy older stock will become more unattractive
3	G	G	G	G	R	A	A	A			
4	G	G	G	G	R	A	A	A			
5	A	A	A	A	A	A	A	A			no direct link
6	G	G	G	G	R	A	A	A	No mitigation needed to better the policy		Important to update old stock alongside developing new to have an attractive choice for residents
7	G	G	G	G	R	A	A	A	Ensure community participation in regeneration schemes.		Updated housing stock will improve an area and help foster a better sense of community identity.
8	G	G	G	G	R	A	A	A	Policy needs to be combined with investment and projects to improve health		Policy looks to help achieve a healthier borough
9	G	G	G	G	A	A	A	A			Policy ensures regeneration projects to enhance the provision of service providers
10	A	A	A	A	A	A	A	A			no direct link

11	G	G	G	G	R	A	A	A		Policy specifically mentions improving thermal efficiency will reduce fuel consumption	
12	A	A	A	A	A	A	A	A			no direct link
13	A	A	A	A	A	A	A	A			no direct link
14	A	A	A	A	A	A	A	A			no direct link
15	A	A	A	A	A	A	A	A			no direct link
16	A	A	A	A	A	A	A	A			no direct link
17	A	A	A	A	A	A	A	A			no direct link
18	A	A	A	A	A	A	A	A			no direct link
19	A	A	A	A	A	A	A	A			no direct link
Conclusion		Poor quality housing stock can be detrimental to image, attractiveness, fuel efficiency, quality of life and community wellbeing. This policy's aims to tackle poor quality homes is therefore seen as positive.									

DM4.12 Provision for Gypsies, Travellers and Travelling Showpeople									
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			

1	A	A	A	A	A	A	A	A			no direct effect
2	A	A	A	A	A	A	A	A			no direct effect
3	A	A	A	A	A	A	A	A			no direct effect
4	A	A	A	A	A	A	A	A			no direct effect
5	G	G	G	G	A	A	A	A		Alternative is to identify a site near facilities. However, at present there is no evidenced need for this	Policy looks to ensure sites would have access to educational facilities
6	G	G	G	G	R	A	A	A		Alternative is to identify a site. However, at present there is no evidenced need for this	Policy is trying to improve the mix of housing in the borough and provide for a particular user
7	A	A	A	A	A	A	A	A			No direct link
8	G	G	G	G	A	A	A	A		Alternative is to identify a site near facilities. However, at present there is no evidenced need for this	Policy looks to ensure sites would have access to health facilities

9	G	G	G	G	A	A	A	A		Alternative is to identify a site near facilities. However, at present there is no evidenced need for this	Policy looks to ensure sites would have access to community facilities
10	A	A	A	A	A	A	A	A			no direct effect
11	A	A	A	A	A	A	A	A			no direct effect
12	A	A	A	A	A	A	A	A			no direct effect
13	A	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site		Policy sets out that sites should have no adverse impact on biodiversity.
14	A	A	A	A	A	A	A	A			no direct effect

15	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site	By not identifying a site, applications may come forward in inappropriate locations.
16	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site	By not identifying a site, applications may come forward in inappropriate locations.

17	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site	By not identifying a site, applications may come forward in inappropriate locations.
18	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site	By not identifying a site, applications may come forward in inappropriate locations
19	A	A	A	A	A	A	A	A		no direct effect
Conclusion		Policy gives support to homes (if needed) and would steer a site towards a sustainable location that has infrastructure, is close to facilities and aims to have no adverse impact on biodiversity.								

S5.1 Strategic Green infrastructure											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
I	A	A	A	A	A	A	A	A	Allocate employment sites which do not incur the loss of green infrastructure.	Only alternative is to not protect green space which is not a reasonable choice	Protecting and enhancing green infrastructure could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage

6	R	A	A	A	G	A	A	A	Provide alternative housing sites	<p>Green infrastructure may only be lost in exceptional circumstances, meaning the availability of optional housing sites may be reduced.</p> <p>Open spaces, parks and playing fields help create a sense of community identity. Helps create a sense of place and a sense of pride in the area.</p> <p>Maintaining and enhancing open spaces, playing fields and parks etc promotes healthy living.</p> <p>Green infrastructure is an important community facility</p> <p>Maintaining green infrastructure provides natural drainage and flood</p>
7	G	G	G	G	R	A	A	A	Ensure sites are of a high standard and are well maintained.	
8	G	G	G	G	R	A	A	A	Encourage events which promote active lifestyles.	
9	G	G	G	G	R	A	A	A	Ensure an adequate supply of green infrastructure for the whole borough.	
10	G	G	G	G	R	A	A	A		

15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
16	G	G	G	G	R	A	A	A		Only alternative is to not protect green space which is not a reasonable choice	Green infrastructure works towards creating local identity. The loss of green infrastructure will mean the loss of local identity.
17	G	G	G	G	R	R	A	A	No development would ensure no differences in flood risk.	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	New developments can result in an increase in flood risk. Retaining green infrastructure reduces this risk.
18	A	G	G	G	R	R	R	R	Encourage the re-development of contaminated land back into usable open space/parks		Potential policy protects relevant land and will encourage expansion of green spaces.
19	G	G	G	G	A	A	A	A			Green infrastructure can act as a natural barrier to noise pollution.

Conclusion	Protecting green infrastructure lessens the land availability for economic and housing growth. However, there are many social and environmental positives, Plus green infrastructure has economic benefits too.
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DM5.2 Protection of Green Infrastructure												
	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation		
		S	M	L		S	M	L				
I	R	A	A	A	A	A	A	A	A	Ensure employment land is found elsewhere on suitable and viable sites.	Only alternative is to not protect green space which is not a reasonable choice	Protecting and enhancing green space could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage

6	R	A	A	A	G	G	G	G	Find more suitable and viable sites that will not affect the local green infrastructure.	Alternative is to not protect green space which is not a reasonable choice	Reduction in the potential for new housing sites with varying types.
7	G	G	G	G	R	A	A	A	Protecting the green infrastructure creates a sense of local identity and sense of place, bringing the community together.		
8	G	G	G	G	R	A	A	A	Implementation of the policy would provide protection of the open spaces which can help residents adopt a healthy lifestyle.		
9	A	A	A	A	A	A	A	A	Ensure alternative options are found for community facilities and services that are suitable and viable.		Green spaces themselves are an important community facility. However, protection can result in reduction of sites for other community facilities

10	G	G	G	G	A	A	A	A		Alternative is to not protect green space which is not a reasonable choice	green space allows for good natural drainage
11	G	G	G	G	R	A	A	A			Implementing the policy provides a way for North Tyneside to react to the impacts of climate change. Maintaining green infrastructure means the reduction in air pollution.
12	G	G	G	G	R	A	A	A			Green spaces provide a more pleasant walking environment which would encourage walking and cycling
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
14	A	A	A	A	G	G	G	G	Find more suitable sites for waste management.		If the policy is implemented it will not have a negative affect on waste management but could result in the loss of potential waste management sites. Not implementing the policy could result in

18	G	G	G	G	R	R	R	R		Policy supports this objective by protecting the green network and directing development to brownfield sites.
19	G	G	G	G	R	A	A	A		Green spaces can act of barriers to noise pollution.
Conclusion		Protecting green infrastructure lessens the land availability for economic and housing growth. However, there are many social and environmental positives. Plus green infrastructure has economic benefits too.								

DM5.3 Green Space Provision and Standards							
This policy has seen some amendment and so has been re-assessed.							
	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

		S	M	L		S	M	L		
1	A	A	A	A	A	A	A	A		Protecting and enhancing green space could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers. However, the link is not direct.
2	A	A	A	A	A	A	A	A		
3	A	A	A	A	A	A	A	A		Not providing protection would negatively affect the attractiveness of the borough; the most attractive areas of employment are those with green areas. However, the link is not direct.
4	A	A	A	A	A	A	A	A		Protecting the green space will ensure sense of place and local identity making the area attractive to tourism. However, the link is not direct.

5	A	A	A	A	A	A	A	A			Green Infrastructure can be a good educational resource, but on the whole, there is little relationship.
6	A	A	A	A	G	G	G	G			Reduction in the potential for new housing sites with varying types.
7	G	G	G	G	R	A	A	A			Protecting the green infrastructure creates a sense of local identity and sense of place, bringing the community together.
8	G	G	G	G	R	A	A	A			Implementation of the policy would provide protection of the open spaces which can help residents adopt a healthy lifestyle.
9	G	G	G	G	R	A	A	A			Green spaces themselves are an important community facility.
10	G	G	G	G	A	A	A	A			Green space allows for good natural drainage

11	G	G	G	G	R	A	A	A			Implementing the policy provides a way for North Tyneside to react to the impacts of climate change. Maintaining green infrastructure means the reduction in air pollution.
12	G	G	G	G	R	A	A	A			Green spaces provide a more pleasant walking environment which would encourage walking and cycling
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
14	A	A	A	A	A	A	A	A			Little direct link.
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
16	G	G	G	G	R	A	A	A			Preserving green space works hand in hand with preserving and enhancing the local landscape character whilst also strengthening local distinctiveness and sense of place.

17	G	G	G	G	R	A	A	A			Preventing development and preserving the natural landscape can act as a natural flood barrier. Natural soils can act to absorb excess surface water therefore reducing the potential impact from flooding.
18	G	G	G	G	R	R	R	R			Policy supports this objective by protecting the green network and directing development to brownfield sites.
19	G	G	G	G	R	A	A	A			Green spaces can act of barriers to noise pollution.
Conclusion		There are many social and environmental positives to ensuring green space provision. There is little direct link to economic objectives.									

S5.4 Biodiversity and Geodiversity										
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L		
		S	M	L		S	M	L		

I	R	R	A	A	G	G	G	G	Encourage development that seeks to improve and enhance biodiversity and geodiversity.		Conservation measures can limit the amount of permitted development.
2	R	R	A	A	G	G	G	G	Ensure alternative employment land is found on other suitable and viable sites.		Conservation measures may restrict potential development of employment land.
3	R	A	A	G	G	G	G	G	Conservation measures could create a need for new jobs within that area.		Limiting development in order to preserve biodiversity and geodiversity could minimise employment land floor space.
4	G	G	G	G	R	R	R	R			Protecting and enhancing biodiversity and geodiversity can improve the area's appeal to tourists.
5	A	A	A	A	A	A	A	A			

6	R	R	G	G	G	G	G	G	Being open to new housing developments which work around key conservation issues and incorporate biodiversity and geodiversity into their plans.	By limiting development that affects designated sites the amount of available land for housing will be reduced.
7	G	G	G	G	R	R	R	R		The loss of these important areas can be detrimental to community identity.
8	A	A	G	G	R	R	R	R	Creating public pathways and cycle routes around conservation areas encourages a healthy and active lifestyle.	The loss of designated sites will mean the reduction in recreational activities.
9	A	A	A	A	A	A	A	A		

10	G	G	G	G	R	R	R	A		Implementing flood mitigation strategies and defences.	Any new developments will affect the ground and surface water quality unless mitigated effectively.
11	G	G	G	G	R	R	R	R			
12	A	A	A	A	A	A	A	A			
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
14	R	A	A	A	A	A	A	A	Alternative, more suitable waste management sites will be sought.		
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
16	G	G	G	G	R	R	R	R			

17	G	G	G	G	R	R	A	A		The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed	Limiting development will reduce flood risk for the area. Building work may have a negative impact. Assessments when applications come in should mitigate.
18	A	A	A	A	A	A	A	A			
19	G	G	G	G	R	R	R	R			Wildlife corridors and similar projects can act as a barrier to noise pollution.
Conclusion		Protecting biodiversity and geodiversity can lessen the potential for development. However, the economic, social and environmental benefits mean that this is a sustainable policy.									

DM5.5 Managing Impacts upon Biodiversity and Geodiversity										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation		
		S	M		L	S				

1	R	R	A	A	G	G	G	G	Ensure alternative employment land is found on other suitable and viable sites.	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	Conservation measures can limit the amount of permitted development.
2	R	R	A	A	G	G	G	G		Conservation measures may restrict potential development of employment land.	
3	R	A	A	G	G	G	G	G	Conservation measures could create a need for new jobs within that area.	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	Limiting development in order to preserve biodiversity and geodiversity could minimise employment land floor space.
4	A	G	G	G	R	A	A	A	Ensure relevant sites are well advertised and are accessible to potential visitors.	The existing areas could be better maintained.	Protecting and enhancing biodiversity and geodiversity can improve the areas appeal to tourists.
5	A	A	A	A	A	A	A	A			No direct link

6	R	R	A	A	G	G	G	G	Ensure alternative housing sites are found on other suitable and viable sites.	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	By limiting development that affects designated sites the amount of available land for housing will be reduced.
7	G	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained.	The existing biodiversity and geodiversity sites could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	The loss of these important areas can be detrimental to community identity.
8	A	A	G	G	R	R	R	R	Creating public pathways and cycle routes around conservation areas encourages a healthy and active lifestyle.		The loss of designated sites will mean the reduction in recreational activities.

9	A	A	A	A	A	A	A	A		
10	G	G	G	G	R	R	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	Any new developments will affect the ground and surface water quality unless mitigated effectively.
11	G	G	G	G	A	A	A	A	There is no direct alternative to this policy apart from implementing additional climate change policies.	Managing the impacts upon biodiversity and geodiversity allows us to adapt to climate change through the protection of flood plains for instance. Removing this policy would remove this protection.
12	A	A	A	A	A	A	A	A		No direct link
13	G	G	G	G	R	R	R	R		Not implementing this policy would directly contradict this objective. There is no alternative in this case.

14	R	A	A	A	A	A	A	A	Alternative, more suitable waste management sites will be sought. Ensure any conservation features incorporate recycled/ reused materials and any waste that arises is recycled/ reused.	
15	G	G	G	G	R	R	R	R	Ensure improvements include green infrastructure.	Not implementing this policy would directly contradict this objective. There is no alternative in this case.
16	G	G	G	G	R	R	R	R	Ensure any improvements to the areas are of the highest quality.	

17	G	G	G	G	R	A	A	A		The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed	Limiting development will reduce flood risk for the area. Building work may have a negative impact. Assessments when applications come in should mitigate.
18	A	A	A	A	A	A	A	A			
19	G	G	G	G	A	A	A	A			Wildlife corridors and similar projects can act as a barrier to noise pollution.
Conclusion		Protecting biodiversity and geodiversity can lessen the potential for development. However, the economic, social and environmental benefits mean that this is a sustainable policy.									

DM5.6 Management of International Sites											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			
2	A	A	A	A	A	A	A	A		No significant link.	

3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			It is likely that this policy will be applied almost exclusively at the coast, in connection with development that is aimed at visitors. The policy aims to ensure development can commence appropriate, but it may cause some development to be down-scaled or avoided. Overall a neutral effect.
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There

											is no alternative in this case.
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No significant link.
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		This policy is in place with the aim to ensure that internationally-protected sites and species are not adversely effected by development. It performs positively in the relevant objective but has little effect on all others.									

DM5.7 Wildlife Corridors									
This is a new policy									
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	A	A	A	A	A	A	Allocate employment sites which do not incur the loss of Wildlife Corridors.	Only alternative is to not protect wildlife corridors which is not a reasonable choice.	Protecting and enhancing wildlife corridors could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers. Protecting and enhancing and creating wildlife corridors could reduce the amount of available employment land. However, it also improves the image
2	A	A	A	A	A	A			

5	G	G	G	G	A	A	A	A	Encourage educational opportunities that relate to the specific sites and wildlife habitats.	Only alternative is to not protect wildlife corridors which is not a reasonable choice.	Green infrastructure can provide opportunities for horticultural training and other educational opportunities.
6	R	A	A	A	G	A	A	A	Provide alternative housing sites.		Wildlife Corridors must be maintained and enhanced through development, meaning the availability of land for housing may be reduced.
7	G	G	G	G	A	A	A	A			Wildlife Corridors, sites and habitats help create a sense of community identity. Helps create a sense of place and a sense of pride in the area.
8	G	G	G	G	R	A	A	A	Encourage events which promote active lifestyles.		Maintaining and enhancing wildlife corridors and green infrastructure promotes healthy living.

9	G	G	G	G	R	A	A	A	Ensure an adequate supply of green infrastructure for the whole borough.		Wildlife corridors and habitats provide important community value.
10	G	G	G	G	A	A	A	A		Only alternative is to not protect wildlife corridors which is not a reasonable choice.	Maintaining and enhancing wildlife corridors can help improve the quality of ground and surface waters.
11	G	G	G	G	R	A	A	A			Green infrastructure allows us to adapt to climate change through the protection of flood plains or providing land to grow food for instance. Removing this policy would remove this protection.
12	G	G	G	G	R	R	A	A			Maintaining and enhancing wildlife corridors provides a more pleasant walking environment which would encourage walking

16	G	G	G	G	R	R	A	A	No development would ensure no differences in landscape character	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	Maintaining and enhancing wildlife corridors can help to preserve, conserve and enhance North Tyneside's landscape character.
17	G	G	G	G	R	R	A	A	No development would ensure no differences in flood risk.		New developments can result in an increase in flood risk. Retaining green infrastructure reduces this risk.
18	A	G	G	G	R	R	R	R	Encourage the re-development of contaminated land back into usable open space/parks		Potential policy protects relevant land and will encourage expansion of green spaces.
19	G	G	G	G	A	A	A	A			Wildlife corridors and Green infrastructure as a whole can act as a natural barrier to noise pollution.
Conclusion		Protecting and enhancing wildlife corridors lessens the land availability for economic and housing growth. However, there are many social and environmental positives, Plus green infrastructure has economic benefits too.									

DM5.8 Soil and Agricultural Land Quality

This is a new policy.

SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	G	G	G	G			The policy has the potential to restrict development of employment uses. However, the policy is flexible and allows for development that clearly outweighs the need to protect high quality agricultural land in the long term. Therefore there should not be restrictions on essential development. A neutral outcome is envisaged.
2	A	A	A	A	G	G	G	G			
3	A	A	A	A	G	G	G	G			
4	A	A	A	A	A	A	A	A			

7	G	G	G	G	R	A	A	A		Ensure locals are involved in planning process. Ensure well-designed development that maintains community identity and well being.	Communities may feel connected to areas of agricultural land in their local areas. This policy can help to maintain their presence.
8	A	A	A	A	A	A	A	A			Agricultural land is not available for physical recreation. Overall a neutral impact.
9	A	A	A	A	A	A	A	A			No direct link.
10	G	G	G	G	R	A	A	A		Ensure development is well-designed that retains sufficient drainage and flooding defence measures.	Retention of good quality agricultural land and soils could help ensure water quality remained high.
11	G	G	G	G	R	R	R	R			Restriction of development and preserving good quality land assists in fulfilling this objective.

12	A	A	A	A	R	A	A	A		Incorporate sustainable transport options into any development.	This policy generally aims for development to be directed towards brownfield sites, which are usually in well-connected areas. However, the Borough does have some high quality agricultural land in the urban area and so it could see some restriction of development in those areas. Overall a neutral impact is envisaged.
13	G	G	G	G	R	A	A	A		Ensure areas of high biodiversity and geodiversity interest are protected. Ensure the incorporation of wildlife corridors in any development.	Open spaces generally have higher biodiversity and geodiversity interest than developed or brownfield sites (although it is acknowledged that agricultural land can have lower interest than "untouched" open space). their protection supports this objective.

14	A	A	A	A	A	A	A	A	Alternative, more suitable waste management sites will be sought.		The policy has the potential to restrict development of employment uses. However, the policy is flexible and allows for development that clearly outweighs the need to protect high quality agricultural land in the long term. Therefore there should not be restrictions on essential development. A neutral outcome is envisaged.
15	G	G	G	G	R	A	A	A		Ensure any development retained sufficient open space that would make a useful contribution to the Borough's GI network.	Implementation of this policy assists in the objective to maintain and enhance networks of multifunctional green infrastructure. However agricultural land is not for public recreation.

16	G	G	G	G	R	A	A	A	Ensure any new development is well designed to protect existing special character and create local distinctiveness and sense of place.	Agricultural land is not necessarily particularly attractive. However, it could be considered part of landscape character. Protecting highest quality agricultural land from development could support this objective.
17	G	G	G	G	R	R	A	A	Should such areas be subject to development, the necessary impact assessments will be carried out and appropriate mitigation strategies will be employed	Limiting development will reduce flood risk for the area. Building work may have a negative impact. Assessments made during planning process should ensure mitigation.
18	G	G	G	G	R	R	R	R		The policy directly supports this objective. There is no alternative.
19	A	A	A	A	A	A	A	A		No direct link.
Conclusion		The protection of the best agricultural land and soils could represent a barrier to development. However the policy is flexible to allow for essential development needs. Overall this is considered a sustainable policy.								

DM5.9 Trees and Woodland											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			
7	G	G	G	G	A	A	A	A			Promoting planting schemes will help create a sense of place. There may also be the opportunity for communities to get involved in planting schemes.
8	G	G	G	G	R	R	R	R			Trees and woodland help maintain good

												local air quality aiding healthy living.
9	A	A	A	A	A	A	A	A	A			
10	A	A	A	A	A	A	A	A	A			
11	G	G	G	G	R	R	R	R	R			
12	A	A	A	A	A	A	A	A	A			
13	G	G	G	G	R	R	R	R	R			Working towards protecting and enhancing local ecological network through the protection and enhancement of new and existing woodland, trees and shrubs.
14	A	A	A	A	A	A	A	A	A			
15	G	G	G	G	R	R	R	R	R			
16	G	G	G	G	R	R	R	R	R			Helps preserve local character.
17	G	G	G	G	R	R	R	R	R			Increased woodland means increase in natural saturation.
18	A	A	A	A	A	A	A	A	A			
19	G	G	G	G	R	R	R	R	R			Trees, woodland and shrubs can act a noise buffers.
Conclusion		There have been no identified adverse impacts arising from the implementation of this policy.										

S5.10 Water Quality											
This is a new policy in the Publication draft											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated					
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	G	G	G	G	A	A	A	A			Tourism in the borough is heavily reliant upon the coast so improving water quality would have a positive impact on this objective
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			
8	G	G	G	G	A	A	A	A			Poor water quality could impact upon the health of residents

9	A	A	A	A	A	A	A	A			No direct link
10	G	G	G	G	A	A	A	A			implementation of this policy ensures quality of water is managed and improved and gives added consideration to local evidence base
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	G	G	G	G	A	A	A	A			Improving water quality would improve the natural environment and biodiversity
14	A	A	A	A	A	A	A	A			No direct link
15	G	G	G	G	A	A	A	A			Improving water quality would improve the natural environment and biodiversity
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			
18	A	A	A	A	A	A	A	A			
19	A	A	A	A	A	A	A	A			
Conclusion		<p>There are international and national regulations and policies which protect and seek improvements to water quality. Without the LP plan policy these would still protect water, however, there would be strong emphasis on the local evidence</p>									

S5.11 Water Management

This policy has seen some amendment and so has been re-assessed.

SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated						Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L					
1	G	G	G	G	R	A	A	A		No growth in the borough would lessen the demand on water supply.	Implementation of this policy ensures that the borough's water supply will be sufficient to support the desired levels of growth.		
2	G	G	G	G	R	A	A	A					
3	G	G	G	G	R	A	A	A					
4	G	G	G	G	R	A	A	A					
5	A	A	A	A	A	A	A	A		No direct link.			
6	A	A	A	A	A	A	A	A					
7	A	A	A	A	A	A	A	A					
8	A	A	A	A	A	A	A	A					
9	A	A	A	A	A	A	A	A					

10	G	G	G	G	R	A	A	A		No growth in the borough would lessen the impact on quality of water.	implementation of this policy ensures quality of water is managed alongside growth in the borough
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	A	A	A	A	A	A	A	A			
17	G	G	G	G	R	A	A	A		No growth in the borough would lessen the flood risk.	Implementation of water management systems reduces flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			
Conclusion		<p>This policy is considered essential to ensure that development can only commence with water infrastructure in place. Without the policy, development could commence but without the necessary infrastructure would eventually fail, having knock-on sustainability effects. An alternative would be for no growth in the Borough but this is not a viable alternative.</p>									

DM5.I2 Development and Flood Risk

This policy has seen some amendment and so has been re-assessed.

SA Objective	Implementation of Proposed Policy			Continued Existing			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A			
3	A	A	A	A	A	A			
4	A	A	A	A	A	A			
5	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A			
7	A	A	A	A	A	A			
8	A	A	A	A	A	A			
9	A	A	A	A	A	A			
10	G	G	G	G	G	G			Not managing flood risk will have long term negative effects on the quality of water in the Borough.

11	G	G	G	G	G	G	G	G			Policy includes the need to take into account the impact of climate change over the lifetime of a development so that it can adapt accordingly.
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	A	A	A	A	A	A	A	A			
17	G	G	G	G	G	G	G	G			Not managing flood risk in this way will have long term negative effects to people and property.
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			
Conclusion		This policy will generally have a neutral effect but significant benefits in ensuring flood risk is minimised. The alternative would be to not include this policy. As reduction in flood risk is also embedded in national policy the results of the SA would not change.									

DM5.14 Surface Water Run off											
This policy is a new to this plan, however it is made up of parts of Policy DM10.10 from the Consultation Draft 2015.											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			
8	A	A	A	A	A	A	A	A			
9	A	A	A	A	A	A	A	A			
10	G	G	G	G	A	A	G	G		Look to National Standards	implementation of this policy ensures quality of water is managed alongside growth in the borough

11	G	G	G	G	A	A	G	G		Look to National Standards	Policy, and the National Standards, includes the need to take into account the impact of climate change
12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	A	A	A	A	A	A	A	A			
17	G	G	G	G	G	G	G	G			Reducing surface water run off reduces flood risk on development. This is also embedded in National Policy
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			
Conclusion		The policy is not considered to have any negative sustainability impacts.									

DM5.15 Sustainable Drainage											
This policy has seen some amendment so has been reassessed.											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			Implementation of this policy ensures that the borough's water supply will be sufficient to support the desired levels of growth.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			
8	A	A	A	A	A	A	A	A			
9	A	A	A	A	A	A	A	A			
10	G	G	G	G	A	A	A	A			implementation of this policy ensures quality of water is managed alongside growth in the borough
11	A	A	A	A	A	A	A	A			No direct link.

12	A	A	A	A	A	A	A	A		
13	A	A	A	A	A	A	A	A		
14	A	A	A	A	A	A	A	A		
15	A	A	A	A	A	A	A	A		
16	A	A	A	A	A	A	A	A		
17	G	G	G	G	G	G	G	G		Implementation of water management systems reduces flood risk.
18	A	A	A	A	A	A	A	A		No direct link.
19	A	A	A	A	A	A	A	A		No direct link.
Conclusion		The alternative would be to not include this policy. As the hierarchy of discharge destinations is set out in National Policy the results of the SA would not change. The policy is not considered to have any negative sustainability impacts.								

AS5.16 Coastal Erosion											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			Development is encouraged when it benefits the tourism and leisure offer at the coast therefore providing employment for local residents.
2	G	G	G	G	R	R	R	R			Future development in the coastal areas will help increase and diversify jobs.
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
5	A	A	A	A	A	A	A	A			

6	R	R	R	R	G	G	G	G			Permitting only the developments which benefit the tourism and leisure industry will reduce the availability of land for housing.
7	A	A	A	A	R	A	A	A			
8	G	G	G	G	R	R	R	R			Leisure facilities help promote a healthy and active lifestyle.
9	G	G	G	G	R	R	R	R			
10	R	A	A	A	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed.		Building work may have a negative impact. Assessments when applications come in should mitigate.
11	A	A	A	A	A	A	A	A			
12	G	G	G	G	R	R	R	R			Providing tourist and leisure facilities encourages people to stay in the area, therefore reducing the need to travel.

13	R	A	A	A	A	A	A	A	Prevent and limit development in areas which could have an adverse affect to biodiversity and geodiversity.	
14	R	A	A	A	A	A	A	A	Waste management strategies will be implemented for any new developments.	No growth would reduce the need for waste management plans.
15	A	A	A	A	A	A	A	A		

16	G	G	G	G	R	R	R	R	Any development within the coastal areas should enhance what is already in place and not take anything away from the areas cultural and historic character.	Creating and enhancing existing development is vital to the coastal regions. The coastal regions rely heavily on the income created by the tourist industry.
17	R	A	A	A	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed	Building work may have a negative impact. Assessments when applications come in should mitigate.
18	A	A	A	A	A	A	A	A		
19	R	R	R	A	A	A	A	A		New developments can cause noise pollution in the early stages of development.

Conclusion	The policy aims to ensure that planning processes work alongside coastal erosion management. The economic benefits are recognised. Any development or work at the coast has the potential to cause environmental issues and mitigation measures would need to be pursued.
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DM5.17 Minerals									
This policy has seen some amendment and so has been re-assessed.									
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	G	A	A	A	A	No significant link - policy safeguards resources for future and sets out how application relating to minerals would be assessed. Jobs would be created, and the local economy boosted, if mineral resources were exploited. Minerals are economic resources so their
2	A	A	A	G	A	A	A	A	
3	A	A	A	G	A	A	A	A	

												safeguarding is seen as a long term benefit.
4	A	A	A	A	A	A	A	A				No direct link
5	A	A	A	A	A	A	A	A				No direct link
6	A	A	A	A	A	A	A	A				No direct link
7	A	A	A	A	A	A	A	A				No direct link
8	A	A	A	A	A	A	A	A				No direct link
9	A	A	A	A	A	A	A	A				No direct link
10	A	A	A	A	A	A	A	A				No direct link
11	A	A	A	A	A	A	A	A				No direct link
12	A	A	A	A	A	A	A	A				No direct link
13	A	A	A	G	A	A	A	A				Potential impact on biodiversity and geodiversity although policy aims to mitigate this and long term reclamation once finished would resolve and improve.
14	A	A	A	A	A	A	A	A				No direct link
15	A	A	A	A	A	A	A	A				No direct link
16	A	A	A	G	A	A	A	A				Potential impact on landscape character although long term reclamation once finished would resolve and possibly

DM5.18 Contaminated and Unstable Land

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach				
		S	M		L	S			
1	G	G	G	G	R	A	A	A	Having no contaminated land policy in order to deal with issues could result in there being less land available for development and could have a negative impact on the economy.
2	G	G	G	G	R	A	A	A	
3	G	G	G	G	R	A	A	A	
4	A	A	A	A	A	A	A	A	No direct link
5	A	A	A	A	A	A	A	A	No direct link
6	A	A	A	A	A	A	A	A	No direct link
7	A	A	A	A	A	A	A	A	No direct link
8	A	A	A	A	A	A	A	A	No direct link
9	A	A	A	A	A	A	A	A	No direct link

10	G	G	G	G	R	R	R	R			Without effective management contaminated land could have a negative impact on ground and surface water
11	G	G	G	G	R	R	R	R			Without effective management contaminated land could have a negative impact on climate change
12	A	A	A	A	A	A	A	A			No direct link
13	G	G	G	G	R	R	R	R			Without effective management contaminated land could have a negative impact on biodiversity and geodiversity
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	G	G	G	G	R	R	R	R			Policy has a direct positive impact on objective by ensuring that contaminated or unstable land is dealt with through the planning process and

										can be utilised by future users
19	A	A	A	A	A	A	A	A		No direct link
Conclusion		Removal of contaminated land is seen to have positive impacts on the economy and the environment.								

DM5.19 Pollution											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	There is no reasonable alternative to this policy	Successful management of a range of pollutants will help to create an attractive, sustainable local economy	
2	A	A	A	A	A	A	A	No direct link			
3	A	A	A	A	A	A	A	No direct link			
4	A	A	A	A	A	A	A	No direct link			

5	A	A	A	A	A	A	A	A	There is no reasonable alternative to this policy	No direct link
6	A	A	A	A	A	A	A	A		No direct link
7	A	A	A	A	A	A	A	A		No direct link
8	G	G	G	G	R	A	A	A	There is no reasonable alternative to this policy	Policy has a direct positive impact on this objective
9	A	A	A	A	A	A	A	A		No direct link
10	G	G	G	G	A	A	A	A		The quality of ground and surface water will be directly maintained through the policy
11	G	G	G	G	A	A	A	A		Policy has a direct positive impact on this objective by ensuring local air quality and managing emissions
12	A	A	A	A	A	A	A	A		No direct link
13	G	G	G	G	A	A	A	A		Successful management of potential pollutants will help to protect the ecological network
14	G	G	G	G	A	A	A	A		Policy has a direct positive impact on this objective
15	A	A	A	A	A	A	A	A		No direct link

16	G	G	G	G	A	A	A	A		Policy has a direct positive impact on this objective
17	A	A	A	A	A	A	A	A		No direct link
18	A	A	A	A	A	A	A	A		No direct link
19	G	G	G	G	A	A	A	A		Policy has a direct positive impact on this objective by managing noise pollution
Conclusion		Pollution is not acceptable, especially with regards to social and environmental objectives. This policy, which seeks to manage pollution and its effects, is seen as sustainable.								

DM6.1 Sustainable Design and Construction											
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A	A requirement to use local materials would have a greater positive impact on jobs and local businesses		Using locally sourced materials in construction will positively contribute to the local economy. Well-built buildings should last longer and be more adaptable to change.
2	A	A	G	G	A	A	A	A			
3	A	A	G	G	A	A	A	A			
4	A	A	A	A	A	A	A	A			No direct link

5	A	A	A	A	A	A	A	A			No direct link
6	G	G	G	G	A	A	A	A			Policy ensures high-quality homes will be delivered through the planning system
7	A	A	A	A	A	A	A	A	Ensure public participation in the planning process	Ensure public participation in the planning process	No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	G	G	G	G	R	A	A	A			Policy will ensure that surface water run-off is minimised and sustainable solutions are in place
11	G	G	G	G	R	A	A	A			Policy aims to reduce the impacts of climate change as far as possible through the use of sustainable construction materials
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	G	G	G	G	R	R	R	R			Policy looks to fulfil the objective directly by focussing on sustainable methods of waste

											management.
15	A	A	A	A	A	A	A	A	A		No direct link
16	G	G	G	G	R	R	R	R			Policy works directly to make a positive contribution to the local environment
17	A	A	A	A	A	A	A	A	A		No direct link
18	A	A	A	A	A	A	A	A	A		No direct link
19	A	A	A	A	A	A	A	A	A		No direct link
Conclusion		Sustainable design and construction ensures that buildings are of high quality and built for the long term. This is good for the economy and the environment.									

DM6.2 Design of Development											
This policy has seen some amendment and so has been re-assessed.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			Good design creates a good image to attract investors and visitors but the general nature of this policy means no significant effect is envisaged here
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			no direct link
6	A	A	A	A	A	A	A	A			no direct link

7	G	G	G	G	R	R	R	R	Ensure public participation in the planning process.	Ensure public participation in the planning process.	Policy aims to ensure development does not harm neighbours' amenity and crime is designed out. Without the ability to manage development design, animosity between neighbours could be created. By managing the design of development, it helps to ensure that the identity of an area is maintained.
8	A	A	A	A	A	A	A	A			no direct link
9	A	A	A	A	A	A	A	A			no direct link
10	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect water quality.
11	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect climate change.
12	G	G	G	G	A	A	A	A			Policy encourages sustainable transport options
13	A	A	A	A	A	A	A	A			no direct link

14	A	G	G	G	A	A	A	A			Policy encourages suitable location for storage and collection of waste which will aid waste management.
15	A	A	A	A	A	A	A	A			no direct link
16	G	G	G	G	R	R	R	R			Policy directly works towards fulfilment of the objective. No policy would mean that character could be lost through poor design.
17	R	A	A	G	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However with good mitigation, the risk and be reduced and even eliminated.
18	A	A	A	A	A	A	A	A			no direct link
19	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create noise pollution.
Conclusion		<p>Good quality design ensures that developments and areas are enjoyable places to live, work, invest in and visit. All development has the potential to cause environmental issues but this policy does not encourage development, it just ensures that any development is designed well. Other Plan policies are in place to ensure that environmental issues do not arise or are mitigated.</p>									

DM6.2 Extending Existing Buildings											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			no direct link
2	A	A	A	A	A	A	A	A			no direct link
3	A	A	A	A	A	A	A	A			no direct link
4	A	A	A	A	A	A	A	A			no direct link
5	A	A	A	A	A	A	A	A			no direct link
6	A	A	A	A	A	A	A	A			no direct link
7	G	G	G	G	R	A	A	A		Ensure public participation in the planning process.	Policy aims to ensure extensions do not harm neighbours' amenity. Without the ability to manage size, scale and design of extensions, animosity between neighbours could be created. By managing the design of extensions, it helps to ensure that the identity of an area is

17	R	A	A	G	A	A	A	A	Ensure adequate mitigation.	All development has the potential to create flood risk. However with good mitigation, the risk and be reduced and even eliminated.
18	A	A	A	A	A	A	A	A		no direct link
19	A	A	A	A	A	A	A	A		no direct link
Conclusion		<p>This policy is generally neutral in its effects but does have a positive impact on character and community wellbeing. All development has the potential to cause environmental issues but this policy does not encourage development, it just ensures that any development is designed well. Other Plan policies are in place to ensure that environmental issues do not arise or are mitigated.</p>								

DM6.3 Advertisements and Signage

This policy has seen some amendment so has been reassessed.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A	A		The policy supports adverts, which are positive for the economy. However, it aims to ensure that adverts are managed appropriately. Overall a neutral effect.
2	A	A	A	A	A	A	A		
3	A	A	A	A	A	A	A		
4	A	A	A	A	A	A	A		
5	A	A	A	A	A	A	A		
6	A	A	A	A	A	A	A		
7	G	G	G	G	A	A	A	A	

												on civic pride, quality of life and protect neighbourhood character.
8	A	A	A	A	A	A	A	A	A			no direct link
9	A	A	A	A	A	A	A	A	A			no direct link
10	A	A	A	A	A	A	A	A	A			no direct link
11	A	A	A	A	A	A	A	A	A			no direct link
12	A	A	A	A	A	A	A	A	A			no direct link
13	A	A	A	A	A	A	A	A	A			Poorly placed, designed or illuminated adverts could disturb biodiversity. Therefore policy has been written to ensure no adverse effects to the environment.
14	A	A	A	A	A	A	A	A	A			no direct link
15	A	A	A	A	A	A	A	A	A			no direct link
16	G	G	G	G	R	R	R	R	R			Policy directly works towards fulfilment of the objective and has been strengthened through the proposed amendments. No policy would mean

												that character could be harmed through poor design.
17	A	A	A	A	A	A	A	A	A			no direct link
18	A	A	A	A	A	A	A	A	A			no direct link
19	A	A	A	A	A	A	A	A	A			no direct link
Conclusion		This policy is generally neutral in its effects but does have a positive impact on character and community wellbeing.										

S6.4 Improving Image											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A	Ensure high standards of maintenance	Usual standards of maintenance	High standards of design and a good image are essential to attracting investors
2	A	A	A	A	A	A	A				
3	A	A	A	A	A	A	A				

4	A	A	A	A	A	A	A	A			and visitors. However, requiring higher standards of design may create financial burden that may discourage development.
5	A	A	A	A	A	A	A	A			No direct link.
6	A	A	A	A	A	A	A	A			No direct link.
7	G	G	G	G	A	A	A	A	Ensure community involvement in the planning process.	Ensure community involvement in the planning process.	Good quality public realm and buildings increases civic pride. Identity increased by good image.
8	A	A	A	A	A	A	A	A			No direct link.
9	A	A	A	A	A	A	A	A			No direct link.
10	A	A	A	A	A	A	A	A			No direct link.
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			No direct link.
13	G	G	G	G	A	G	G	G		Introduction of green links in these areas	Policy encourages incorporation of green links.
14	A	A	A	A	A	A	A	A			No direct link.
15	G	G	G	G	A	G	G	G		Introduction of	Policy encourages

										green links in these areas	incorporation of green links.
16	G	G	G	G	A	A	A	A			Policy directly supports this objective.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		Overall, there are no negative outcomes to this policy. The only issue could be any financial burden created by requiring higher standards of design may discourage development. However, this is balanced out by the increased investment a good image could bring.									

S6.5 Heritage Assets											
SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated					
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A			
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			

4	G	G	G	G	R	R	R	R			Heritage assets contribute to the tourism offer in the borough. Their loss would adversely affect tourism. Because of the significant role they play in tourism, there is no alternative policy option here.
5	A	G	G	G	A	A	A	A	Prioritise the educational opportunities of heritage assets.		
6	A	A	A	A	A	A	A	A			
7	G	G	G	G	R	R	R	R			The historic environment can contribute significantly to sense of place and civic pride. Not preventing the vacancy and neglect of assets could result in run-

16	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
17	A	A	A	A	A	A	A	A			
18	A	A	A	A	A	A	A	A			
19	A	A	A	A	A	A	A	A			
Conclusion		The preservation and enhancement of heritage assets is seen to be a sustainable strategy, with no significant adverse impacts.									

DM6.6 Protection, Preservation and Enhancement of Heritage Assets											
	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A			
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			

4	G	G	G	G	R	R	R	R			Heritage assets contribute to the tourism offer in the borough. Their loss would adversely affect tourism. Because of the significant role they play in tourism, there is no alternative policy option here.
5	A	G	G	G	A	A	A	A	Prioritise the educational opportunities of heritage assets		
6	A	A	A	A	A	A	A	A			
7	G	G	G	G	R	R	R	R			The historic environment can contribute significantly to sense of place and civic pride. Not preventing the vacancy and neglect of assets could result in run-down areas that do not instil community harmony.
8	A	A	A	A	A	A	A	A			
9	A	A	A	A	A	A	A	A			

10	A	A	A	A	A	A	A	A			
11	G	G	G	G	R	G	G	G		Promote making existing buildings more energy efficient.	Conservation of historic fabric ties in with reuse and recycling.
12	A	A	A	A	A	A	A	A			
13	A	A	A	A	A	A	A	A			
14	G	G	G	G	R	R	R	R			Conservation of historic fabric ties in with reuse and recycling.
15	A	A	A	A	A	A	A	A			
16	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
17	A	A	A	A	A	A	A	A			
18	A	A	A	A	A	A	A	A			
19	A	A	A	A	A	A	A	A			
Conclusion		The preservation and enhancement of heritage assets is seen to be a sustainable strategy, with no significant adverse impacts.									

DM6.7 Archaeological Heritage

SA Objective	Implementation of Proposed Policy				Continued Existing				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	G	G	G	G	R	R	R	R			Heritage assets contribute to the tourism offer in the borough. Their loss would adversely affect tourism. Because of the significant role they play in tourism, there is no alternative policy option here.
5	A	G	G	G	A	A	A	A	Prioritise the educational opportunities of heritage assets		
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			
8	A	A	A	A	A	A	A	A			

9	A	A	A	A	A	A	A	A			
10	A	A	A	A	A	A	A	A			
11	A	A	A	A	A	A	A	A			
12	A	A	A	A	A	A	A	A			
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
17	A	A	A	A	A	A	A	A			
18	A	A	A	A	A	A	A	A			
19	A	A	A	A	A	A	A	A			
Conclusion		The preservation and enhancement of heritage assets is seen to be a sustainable strategy, with no significant adverse impacts.									

DM7.1 General Infrastructure					
This policy has seen some amendment so has been reassessed.					
	Implementation of Proposed Policy	Without implementation of Proposed Policy	Implementation	Existing	Comment

SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R	No additional mitigation is proposed. The proposed policy seeks to ensure that infrastructure is delivered and sets out approaches to securing its delivery. It has regard to implications upon viability and means of private developers and identifies pathways to secure alternative funding if necessary	No realistic alternative to mitigate the issue exists. Failure to apply the policy would result in significant infrastructure deficiency that would increase over time if development continued.	The policy ensures the infrastructure essential to growth and investment is in place. It also seeks financial contributions arising from that development - that are unavoidable to deliver such infrastructure preventing the policy from having a strong positive effect. Failure to implement the policy might lead to savings for business and developers but over the long term would fundamentally have an adverse impact on issues such as infrastructure provision.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R			
5	G	G	G	G	R	R	R	R			
									No additional mitigation is proposed. The proposed policy seeks to ensure that	No realistic alternative to mitigate not implementing	Approaches would be identified to ensure adequate education and training

									infrastructure is delivered and sets out approaches to securing its delivery. It has regard to implications upon viability and means of private developers and identifies pathways to secure alternative funding if necessary.	this policy exists. Failure to apply the policy would result in significant infrastructure deficiency that would increase over time if development continued.	provision.
6	A	A	A	A	A	A	A	A			Policy is not closely related whilst awareness of potential viability issues addresses any potential negative effects.
7	G	G	G	G	R	R	R	R			Adequate provision of community infrastructure as part of development would contribute positively to these objectives.
8	G	G	G	G	R	R	R	R			
9	G	G	G	G	R	R	R	R			
10	A	A	A	A	A	A	A	A			Policy has no overall effect upon this objective.
11	G	G	G	G	R	R	R	R			
12	G	G	G	G	R	R	R	R	No additional mitigation is proposed.	No realistic alternative to mitigating not implementing this policy exists.	Provision of infrastructure, particularly road improvements and public transport, through this policy would contribute to the mitigation of the effects of development on climate change and

												overall network of green infrastructure protected through other policies in plan.
16	A	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
17	G	G	G	G	A	A	A	A	A	No additional mitigation is proposed.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has potential to contribute positively to the provision of infrastructure to prevent / reduce flood risk. Failure to apply the policy would not lead to an enhancement but other policies in plan would ensure that an adverse impact would not occur as a result of the development.

18	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
19	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
Conclusion		The policy is considered essential to ensure that the infrastructure demands of the Borough are provided for. This is economically, socially and environmentally positive.									

DM7.2 Development Viability											
This policy has seen some amendment so has been reassessed.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R	No additional mitigation is proposed. The proposed policy seeks to ensure that infrastructure is delivered and sets out approaches to securing its delivery.	No realistic alternative to mitigate the issue exists.	The policy ensures the infrastructure essential to growth and investment is in place. Failure to mitigate viability issues would result in no development and ultimately negative impact on the
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R			

13	A	A	A	A	R	R	R	R	No additional mitigation is proposed.	No realistic alternative to mitigate not implementing this policy exists.	Potentially negative effect if no green infrastructure improvements are delivered
14	G	G	G	G	R	R	R	R	No additional mitigation is proposed.	No realistic alternative to mitigate not implementing this policy exists.	Provision of infrastructure through the policy that might encourage recycling and re-use positively effects this objective.
15	G	G	G	G	A	A	A	A	No additional mitigation is proposed.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has potential to contribute positively to the provision of green infrastructure. Failure to apply the policy would not lead to an enhancement but overall network of green infrastructure protected through other policies in plan.

16	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
17	G	G	G	G	A	A	A	A	No additional mitigation is proposed.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has potential to contribute positively to the provision of infrastructure to prevent / reduce flood risk. Failure to apply the policy would not lead to an enhancement but other policies in plan would ensure that an adverse impact would not occur as a result of the development.
18	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.

19	A	A	A	A	A	A	A	A	No negative effect anticipated whilst objective supported by other policies of the plan.	No negative effect anticipated whilst objective supported by other policies of the plan.	Policy has no overall effect upon this objective.
Conclusion		The policy is considered essential to ensure that the infrastructure demands of the Borough are provided for. This is economically, socially and environmentally positive.									

S7.3 Transport											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	To mitigate negative effects arising from failure to implement this policy, and alternative strategy	The policy sets out a structured approach to the delivery of improvements in all forms of transport. This provides a framework from which to deliver
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			

										capable of responding to requirements for new transport provision as it arises.	improvements and in enhancing transport provision has a positive effect on economic objectives.
4	A	A	A	A	R	A	A	A			
5	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	A positive strategy for transport would improve physical access to education and training. Failure to implement policy would not lead to significant negative effect but would fail to make a positive contribution to the objective.
6	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	Policy sets an approach for the provision of transport that would be crucial to supporting the proposed housing growth in the Borough.
7	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.

8	G	G	G	G	A	A	A	A			Policy promotes all forms of transport, including sustainable modes such as walking and cycling that are beneficial to health.
9	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	A positive strategy for transport would improve physical access to community facilities. Failure to implement policy would not lead to significant negative effect but would fail to make a positive contribution to the objective.
10	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
11	G	G	G	G	R	A	A	A	Policy could be further enhanced by making clearer reference to and promoting sustainable transport modes over road infrastructure improvements. However, this could have negative implications for other	Failure to implement the policy would be expected to see an uncontrolled growth in private car journeys without improvement	Promoting improved road infrastructure, public transport and other sustainable transport modes directly contributes to achieving this objective.
12	G	G	G	G	R	A	A	A			

									SA objectives	in infrastructure and public transport. This could be mitigated through a strategy to target improvements as issues arise but would not lead to a positive effect overall.	
13	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
14	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
15	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
16	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
17	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
18	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.

19	A	A	A	A	A	A	A	A		Policy has no direct effect upon achieving this objective.
Conclusion		<p>The support improvements and good quality in all modes of transport is seen as essential in ensuring successful economic growth in the Borough and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy.</p>								

DM7.4 New Development and Transport											
Policy amended and reappraised											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			Good transport links are essential in attracting investors, sustaining business and allowing employees to reach their place of work. Without this policy, the economic base of the Borough could suffer. No alternative
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			

											is considered.
4	G	G	G	G	A	A	A	A			Any new tourism development must include provision for visitors to reach it.
5	A	A	A	A	A	A	A	A			Whilst good transport links can allow for people to reach education, there is little link for this particular policy.
6	G	G	G	G	A	A	A	A			With proximity to public transport facilities will be required higher density developments this would provide a range homes
7	G	G	G	G	A	A	A	A			Greater densities of housing in close proximity to public transport hubs could increase the natural surveillance in an area
8	G	G	G	G	A	A	A	A			Good sustainable transport links will encourage healthier lifestyles.
9	G	G	G	G	A	A	A	A			Good transport links are essential in allowing people to reach the facilities they need. There is

											no reasonable alternative.
10	A	A	A	A	A	A	A	A	A		There is little link for this particular policy.
11	G	G	G	G	A	A	A	A	A		Policy encourages public transport, thus less CO2 emissions
12	G	G	G	G	A	A	A	A	A		Policy encourages public transport. Cycling and walking, and the retention of existing networks.
13	A	A	A	A	A	A	A	A	A		There is little link for this particular policy.
14	A	A	A	A	A	A	A	A	A		There is little link for this particular policy.
15	A	A	A	A	A	A	A	A	A		There is little link for this particular policy.
16	A	A	A	A	A	A	A	A	A		There is little link for this particular policy.
17	A	A	A	A	A	A	A	A	A		There is little link for this particular policy.
18	A	A	A	A	A	A	A	A	A		There is little link for this particular policy.
19	G	G	G	G	A	A	A	A	A		Transport can be a big contributor of noise pollution. This policy encourages more sustainable options so less motorised vehicles

											opportunities
6	A	A	A	A	A	A	A	A			No direct link
7	G	G	G	G	R	A	A	A	Being able to deliver education and training as proposed. Provide good opportunities for community engagement.		Through the creation of jobs it might be able to create more pride in the area. Without these opportunities crime rates may increase. Improved identity as a result of education and training activities that may result in employment. Increased knowledge may bring further understanding of planning process.
8	G	G	G	G	A	A	A	A	Being able to deliver education and training as proposed.		Providing opportunities for local employment could help contribute towards the improved health of the local population.
9	A	A	A	A	A	A	A	A			No direct link

10	A	A	A	A	A	A	A	A			No direct link
11	G	G	G	G	R	A	A	A			Further knowledge could be gained from education. More local education and training in the local area would reduce the need to travel as far to gain similar opportunities.
12	G	G	G	G	R	A	A	A	Being able to deliver education and training as proposed.		Encouraging the creation of new employment and training in North Tyneside would prevent the need for people to travel further to receive the same opportunities.
13	G	G	G	G	R	A	A	A	Being able to deliver education and training as proposed.		Education is the marine sector could improve knowledge of marine biodiversity
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link

19	A	A	A	A	A	A	A	A		No direct link
Conclusion		The policy is considered to positively contribute towards social and economic objectives through improved employment opportunities								

DM7.6 Renewable Energy and Low-Carbon Technologies											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A	Encourage sourcing of infrastructure/materials from local suppliers in the low-carbon industry		Encouraging renewable energy production can have a positive impact on the local economy, with potential to source materials etc locally
2	A	A	G	G	A	A	A	A			
3	A	A	G	G	A	A	A	A			
4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link

9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	G	G	G	G	R	A	A	A		Limited growth would reduce the need for additional energy supply	Policy directly tackles issues of climate change by encouraging the renewable and low-carbon energy generation
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A	Ensure that potential impacts of renewable energy schemes are mitigated.		Impacts on the biodiversity and geodiversity of North Tyneside will have to be carefully considered particularly for commercial scale schemes
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A	Ensure that potential impacts of renewable energy schemes are mitigated.		Impacts on the landscape and historic character of North Tyneside will have to be carefully considered particularly for commercial scale schemes

17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		This policy would have a positive impact on climate change and through linkages to the associated industries, the local economy too. Renewable technologies have the potential to harm the environment but the policy includes provisions to ensure that this is appropriately considered in the decision-making process.									

S7.7 Waste Management											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			Does not impact on this objective.
2	G	G	G	G	R	R	R	R			Some jobs may be created through recycling facilities and waste management consultancies and operators.
3	G	G	G	G	R	R	R	R			As above.
4	A	A	A	A	A	A	A	A			Does not impact on this objective.

5	A	A	A	A	A	A	A	A			Does not impact on this objective.
6	A	A	A	A	A	A	A	A			Does not impact on this objective.
7	A	A	A	A	A	A	A	A			Does not impact on this objective.
8	A	A	A	A	A	A	A	A			Does not impact on this objective.
9	A	A	A	A	A	A	A	A			Does not impact on this objective.
10	G	G	G	G	R	A	A	A		Controlled through Development Management and Planning Conditions attached to applications to ensure waste is disposed of safely.	Without suitable waste management, waste could be disposed of in an inappropriate manner that could negatively affect ground water.
11	G	G	G	G	R	G	G	G		Encourage reduce, reuse and recycling through council campaigns.	Sustainable waste management reduces the need for landfill and encourages reuse and recycling.
12	A	A	A	A	A	A	A	A			Does not impact on this objective.

13	G	G	G	G	R	R	R	R	Require buildings to minimise construction waste through planning conditions.	Composting provides a food source for organisms that will ultimately support wildlife. Avoiding landfill also supports biodiversity and geodiversity.
14	G	G	G	G	R	G	G	G	Encourage reduce, reuse and recycling through council campaigns.	Supports objective - no alternative.
15	A	A	A	A	A	A	A	A		Does not impact on this objective.
16	G	G	G	G	R	R	R	R		Avoiding landfill supports conserving landscape character.
17	A	A	A	A	A	A	A	A		Does not impact on this objective.
18	G	G	G	G	R	R	R	R	No alternative.	The policy supports waste management uses on sustainable locations within vacant previously developed land.
19	A	A	A	A	A	A	A	A		Does not impact on this objective.
Conclusion		This policy that aims to reduce and manage waste has no negative effects and particularly positive effects on the environment. New waste sites have the potential to harm the environment and residential wellbeing but the policy has been prepared to avoid this.								

DM7.8 Protection of Waste Facilities

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A			Does not impact on this objective.
2	A	A	A	A	A	A			Does not impact on this objective.
3	A	A	A	A	A	A			Does not impact on this objective.
4	A	A	A	A	A	A			Does not impact on this objective.
5	A	A	A	A	A	A			Does not impact on this objective.
6	A	A	A	A	A	A			Does not impact on this objective.
7	A	A	A	A	A	A			Does not impact on this objective.
8	A	A	A	A	A	A			Does not impact on this objective.
9	A	A	A	A	A	A			Does not impact on this objective.

10	G	G	G	G	R	A	A	A		Rely on the Development Management process to attach planning conditions.	Without suitable waste management, waste could be disposed of in an inappropriate manner that could negatively affect ground water.
11	G	G	G	G	R	G	G	G		Allocate new sustainable waste sites.	Protecting existing waste sites contribute towards a long term strategy for sustainable waste management and helping to reduce climate change by dealing with waste locally.
12	A	A	A	A	A	A	A	A			Does not impact on this objective.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	G	G	G	G	R	R	R	R			Supports objective - no alternative.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	A	A	A	A	A	A	A	A			Does not impact on this objective.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	G	G	G	G	R	G	G	G		Allocate brownfield sites suitable for waste	Suitable extension to existing waste facilities may help to bring contaminated

4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	G	G	G	G	R	A	A	A		Rely on the Development Management process to attach planning conditions.	Without suitable waste management, waste could be disposed of in an inappropriate manner that could negatively affect ground water.
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	G	G	G	G	R	A	A	A		Rely on the Development Management process to attach planning conditions regarding bin storage	
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link

17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		This policy encourages new ways of dealing with waste in developments and ensures waste is considered. It has little impact on social or economic indicators but a positive effect on environmental sustainability									

S7.10 Community Infrastructure											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	G	G	R	R	R	R	Provide education and training facilities that will aid higher levels of employment opportunities.		Providing a range of education, recreation and healthcare facilities will work towards maintaining and enhancing employment opportunities.
2	G	G	G	G	R	R	R	R			Providing new education, healthcare and sporting facilities can result in new jobs and opportunities for

											local residents.
3	G	G	G	G	R	R	R	R			Providing new education, healthcare and sporting facilities can result in new jobs and opportunities for local residents.
4	G	G	G	G	R	R	R	R			Space sport and recreation facilities offer diverse range of possible sustainable tourism facilities.
5	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
6	A	A	A	A	A	A	A	A			No direct link.
7	G	G	G	G	R	R	R	R			Community facilities helps to bring communities together sharing the same common interests and a sense of place. Facilities such as this can facilitate a reduction in crime rates with more children

10	R	A	A	A	A	A	A	A	Implementing the relevant flood mitigation strategies will help prevent flood risks.		Any new developments will affect flood risk. However relevant mitigation strategies should reduce this risk.
11	A	A	A	A	A	A	A	A			No direct link.
12	G	G	G	G	R	R	R	R			By providing community services and facilities that are located in neighbourhoods that they serve the need to travel is reduced and sustainable travel is encouraged.
13	A	A	A	A	A	A	A	A			No direct link.
14	R	A	A	A	A	A	A	A	Waste management strategies will be implemented for any new developments.	No growth in the borough would reduce the need for waste management plans.	
15	A	A	A	A	A	A	A	A			No direct link.
16	A	A	A	A	A	A	A	A			No direct link.

17	R	A	A	A	A	A	A	A	Implement flood mitigation.	Building work may have a negative impact. Assessments when applications come in should mitigate.
18	R	A	G	G	A	A	A	A		New developments should not be permitted on highest quality agricultural land in accordance with other policies in the Plan. New Community facilities could be encouraged to use contaminated/ brownfield sites.
19	R	R	A	A	A	A	A	A		New developments which have construction requirements may result in noise pollution. However this is only a short term issues and the benefits of new community facilities could outweigh this conflict.
Conclusion		Community infrastructure is essential to support the economic and social wellbeing on the Borough. Any development has the potential to negatively impact on the environment but this can be mitigated through the implementation of other Plan policies.								

DM7.11 Telecommunications – Broadband, mobile, phone masts and equipment											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			Improvements to telecommunication in NT could help to facilitate an increase in employment.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			
8	A	A	A	A	A	A	A	A			
9	G	G	G	G	R	R	R	R			Everyone has the right to have access to telecommunication services. They are vital both for work and socially.
10	A	A	A	A	A	A	A	A			

11	A	A	A	A	R	R	R	R	Utilise existing resources as much as possible before developing upon new sites.		New developments can bring negative impacts to climate change.
12	A	A	A	A	A	A	A	A			
13	R	A	A	A	A	A	A	A	Any new developments could have negative impact on the ecological network. Mitigation strategies will aim to reduce these negative effects.		
14	A	A	A	A	A	A	A	A			

15	R	A	A	A	A	A	A	A	Ensure new developments blend into the existing landscape and development restricted on green belts.	Development will be restricted on green belt sites. Where development is necessary relevant mitigation strategies will be implemented.
16	R	A	A	A	A	A	A	A	Ensure new developments blend into the existing landscape.	New developments could alter the current landscape of the borough.
17	R	A	A	A	A	A	A	A	Implement flood mitigation strategies.	Building work may have a negative impact. Assessments when applications come in should mitigate.
18	A	A	G	G	A	A	A	A	The potential policy encourages use of existing buildings and structures.	

19	R	R	R	R	G	G	G	G		<p>The erection of new telecommunication masts could potentially produce noise pollution. However the policy aims to limit the amount of developments on new sites and encourage development on old/ existing sites.</p>
Conclusion	<p>Good telecommunication infrastructure could contribute to successful economic growth in the Borough and is important for social wellbeing. Environmental impacts could arise from telecommunications but measures have been incorporated into the policy to avoid this - e.g. no adverse impact on biodiversity.</p>									

AS8.I The Wallsend and Willington Quay Sub Area											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
I	G	G	G	G	R	R	R	R		No alternative to this overall strategy considered appropriate.	Improving the area should attract more people to come. By creating jobs in diverse, renewable sectors, should help to diversify the economy in more forward looking sectors. By improving the economic and environmental status it should increase the quality of live for people living there.
2	G	G	G	G	R	R	R	R			Aims to be a focus for advanced engineering, research and development, which should create jobs. This could also occur by diversifying the town centre.

3	G	G	G	G	R	R	R	R			By diversifying the types of jobs available in the area, the range should help to create more jobs in this deprived area.
4	G	G	G	G	R	R	R	R			The proposed policy aims to promote and make better use of heritage assets and leisure opportunities, which should increase tourism, e.g. Segedunum.
5	G	G	G	G	R	R	R	R			Policy proposes to create new educational facilities by focusing on the needs of riverside businesses. New and specific area to provide education and training.
6	G	G	G	G	R	R	R	R			Policy looks to increase the quality and supply of housing in the area.

7	A	G	G	G	R	R	A	A		Make physical improvements to area.	Improving community facilities may increase pride in their area and increase interest. By upgrading the area, it will increase pride in the area and strengthen the community. Without it, the area may fall into disrepair which could encourage crime.
8	G	G	G	G	R	R	R	R			Aims to improve facilities, education, parks and cycleways, which would encourage a healthier lifestyle.
9	G	G	G	G	R	R	R	R			Aims to improve community facilities and services, but unclear if will improve access.
10	R	A	A	A	A	A	A	A			Building work may have a negative impact. Assessments when applications come in should mitigate.

11	A	G	G	G	A	R	R	R			Development may have a negative effect, but policy aims to create jobs and educate people about renewable energy
12	A	A	A	A	A	A	A	A			No direct link.
13	R	A	A	A	A	A	A	A			Building work may have a negative impact. Assessments when applications come in should mitigate.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	R	R	R	R			Policy provides focus for this which will improve distinctiveness.
17	R	A	A	A	A	A	A	A			Flooding policies would reduce extra flood risk from new developments. Although this policy would not reduce it.
18	G	G	G	G	A	A	A	A			Potentially could achieve this depending on where development occurs.

19	A	R	A	A	A	A	A	A		Building work would affect noise levels, but this would only be short term when there is work occurring.
Conclusion		This policy aims to tackle identified issues in Wallsend and Willington Quay, It has been concluded that not addressing these issues could lead to an unsustainable future for the area. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.								

AS8.2 The Forum Shopping Centre, Wallsend											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The Forum in its current condition without a major supermarket is having a notable negative impact upon the economy of Wallsend. If this proposal successfully
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			

									positive impact.		
6	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
7	A	G	G	G	R	R	R	R			This proposal includes the clearance of Hedley Place and part of York Drive in Wallsend. Hedley Place in particular has been identified as an area of housing where perceptions of crime and poor personal safety have been detrimental. The overall appearance of the shopping centre does not make a positive contribution to residents' sense of place or identification with Wallsend. Redevelopment can ensure a positive impact upon this objective.

8	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
9	A	G	G	G	A	A	A	A	Ensuring the incorporation of community facilities, such as a new library could generate a positive impact.		This proposal has no direct impact upon this objective.
10	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
11	G	G	G	G	A	A	A	A			Whilst this proposal represents the demolition and redevelopment of a building, rather than re-use over the long term this is likely to introduce a more efficient building with an overall lower carbon footprint. The proposal also has the potential to encourage shopping within the town centre, therefore reducing the distance

17	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
18	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
19	A	A	A	A	A	A	A	A			
Conclusion		The policy is seen to have a positive social and economic effect and have little direct significant effects on the environment.									

AS8.3 Portugal Place and High Street West

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					
		S	M		L	S				M
I	G	G	G	G	R	G	G	G	Encourage property owners to improve the appearance of their properties. This would not however allow for a coordinated approach.	Contributes towards the objective, specifically within Wallsend.
2	G	G	G	G	R	R	R	R	Promote uses that add to the range of existing facilities in the area to enhance vitality.	The introduction of complimentary business uses to the area will support this objective.

3	G	G	G	G	R	R	R	R			As above.
4	G	G	G	G	R	G	G	G	Offer grants / loans to help facilitate improvements.	Encourage property owners to improve the appearance of their properties.	Policy has a positive impact to improve the look of the town centre and make it more attractive to visitors.
5	A	A	A	A	A	A	A	A			Does not impact on this objective.
6	G	G	G	G	A	G	G	G	If there are less than 15 homes proposed they may not include affordable housing. This should be required on this site to meet this objective.	Promote parts of the site for residential use.	Contributes towards the objective positively.

7	G	G	G	G	R	A	A	A		Rely on improvements through market delivery. Encourage property owners to improve the appearance of their properties.	Improvements to the visual appearance of the site will strengthen community identity. Improvements to the visual appearance of the area will contribute towards a feeling of safety.
8	G	G	G	G	A	G	G	G		Look at other sites to provide additional health facilities.	Expanding health facilities on site will help to increase health and wellbeing.
9	G	G	G	G	R	A	A	A	Add community facilities to the policy.	Look at other sites to provide additional facilities.	
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	A	G	G	G	A	A	A	A	Ensure that new development considers energy efficiency measures in the design process.		

12	G	G	G	G	R	G	G	G	Improved facilities and housing within the town centre will encourage sustainable travel for those living nearby.	Find other suitable sites for health centre within the local area.	
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	A	A	A	Ensure high quality design in the restoration of existing buildings or construction of new ones.	Encourage property owners to improve the appearance of their properties. This may be done inconsistently.	
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.

Conclusion	A partially derelict and unattractive site that harms the vibrancy and vitality of the town centre and has an adverse effect on the local character and quality of life. Its redevelopment would be positive.
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AS8.4 Key green spaces in Wallsend and Willington Quay											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	G	G	G	G	A	A	A	A			Makes the area more appealing to potential tourists.

5	A	A	A	A	A	A	A	A			No direct link.
6	A	A	A	A	A	A	A	A			No direct link.
7	G	G	G	G	R	R	R	R			Wallsend and Willington Quay parks provide the community with a place to come together and take pride in- creating a sense of place and community.
8	G	G	G	G	R	R	R	R			Improving and enhancing the parks encourages people to use the space, therefore encouraging people to exercise in the area and promoting a healthy lifestyle.
9	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
10	G	G	G	G	R	A	A	A		Implement relevant flood mitigation strategies.	Policy specifically mentions the improvement of the watercourses of culverts. Natural habitats also provide

18	A	A	A	A	A	A	A	A		
19	G	G	G	G	R	R	R	R		Parks act as a buffer and barrier to noise pollution.
Conclusion		There have been no identified adverse impacts arising from the implementation of this policy, which aims to support the improvements of green spaces in Wallsend and Willington Quay.								

AS8.5 Transport and Accessibility in Wallsend and Willington Quay											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
I	A	A	A	A	A	A	A	A			Increased patronage from pedestrians and public transport users will see further confidence and investment in the centre. This however may be offset by a

												reduction in private car users. Overall a neutral affect.
2	A	A	A	A	A	A	A	A				
3	A	A	A	A	A	A	A	A				
4	A	A	G	G	A	A	A	A	Improving accessibility means the town centre would become more desirable to visitors, and if improvements are maintained and built on long-term, and tourist attractions elsewhere in Wallsend remain popular, the Centre could contribute to the overall tourist offer.			
5	A	A	A	A	A	A	A	A				
6	A	A	A	A	A	A	A	A				
7	A	A	A	G	A	A	A	A	Ensure the public are involved in formulating the scheme.			Reduction in traffic could result in a safer environment.

8	G	G	G	G	A	A	A	A			Encourages reaching the town centre on foot rather than in private car.
9	G	G	G	G	A	A	A	A			Less traffic may make accessing the town centre less daunting for some.
10	A	A	A	A	A	A	A	A			Effect is uncertain depending upon the location and nature of any developments.
11	G	G	G	G	A	A	A	A			Encourages reaching the town centre on foot or public transport rather than in private car.
12	G	G	G	G	A	A	A	A			Encourages reaching the town centre on foot or public transport rather than in private car.
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	G	G	G	G	A	A	A	A			Less traffic could create a more attractive town centre.

17	A	A	A	A	A	A	A	A			Effect is uncertain depending upon the location and nature of any developments, e.g. introduction of more, or reduction in hardstanding.
18	A	A	A	A	A	A	A	A			
19	A	A	A	A	A	A	A	A			
Conclusion		The support of improvements and good quality in all modes of transport is seen as vital in ensuring successful economic growth in Wallsend and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy.									

AS8.6 Improving Movement in Wallsend and Willington Quay											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			no direct link
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			

5	A	A	A	A	A	A	A	A			
6	A	A	A	A	A	A	A	A			no direct link
7	G	G	G	G	R	R	R	R			Tackling conflict between pedestrians, cyclists and public transport will aid a harmonious community.
8	G	G	G	G	R	R	R	R			Promoting green links and green transport through walking and cycling encourages a healthy and active lifestyle which can work towards combating disease and prolonging life.
9	A	A	A	A	A	A	A	A			
10	G	G	G	G	R	R	R	R	ensure improved drainage from enhanced road works		Planting schemes can help increase infiltration and reduce flood risk.

11	G	G	G	G	R	R	R	R			Encouraging cycling and walking is a great adaptation to climate change with transport being the one of the main contributor to climate change. Not implementing this policy would directly contradict this objective. There is no alternative in this case.
12	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
13	G	G	G	G	R	R	R	R			
14	A	A	A	A	A	A	A	A			
15	G	G	G	G	R	R	R	R			Improvement to green links will fit within the objective to enhance multifunctional green infrastructure.
16	G	G	G	G	R	R	R	R			Planting schemes, green links and improvements to existing roads helps to enhance the

											existing landscape.
17	A	A	A	A	A	A	A	A	A		
18	A	A	A	A	A	A	A	A	A		
19	G	G	G	G	R	R	R	R	R		Encouraging walking and cycling will aid the reduction of noise pollution.
Conclusion		The policy is seen as having positive impacts. The use of green corridors as transport routes is seen to have economic, social and environmental benefits.									

AS8.7 Wallsend High Street Improvements											
This policy has been amended and requires reappraising.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	R	R	R	R			The proposals will improve the commercial and residential
2	A	A	A	A	R	R	R	R			
3	A	A	A	A	R	R	R	R			

6	G	G	G	G	A	A	A	A	<p>Combining the public realm improvements with more direct intervention into improving the housing stock itself could enhance the proposal but may prove costly.</p>		<p>This proposal will not affect the supply of affordable housing stock but in improving the management of the homes and the residential environment the proposals have the potential to create a positive effect upon the objective.</p>
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7	G	G	G	G	R	R	R	R	Encouraging direct resident involvement in measures that could be taken on the streets would increase the community's sense of ownership of the area enhancing the positive impact of the proposal.		Whilst the streets already benefit from natural surveillance from properties, improvements to the street scene can encourage their use for walking and other activities in general leading to a positive impact upon this objective. Through improving the public realm of the area the proposal has the potential to enhance residents' sense of place that currently could be viewed as a negative, and consequently lead to a potential positive impact.
8	G	G	G	G	A	A	A	A			In encouraging use of the streets for walking and play, the proposal can contribute towards a mild positive impact upon this objective.

9	G	G	G	G	A	A	A	A			A less-traffic dominated and more attractive to walk through town centre could encourage more people to use the community facilities the town has.
10	A	A	A	A	A	A	A	A			Policy has no direct influence upon this objective.
11	A	G	G	G	A	A	A	A	Additional measures to build in sustainable design and further encouragement of the use of sustainable modes of transport through and as part of the scheme		The policy aims of making the town centre better to walk to and improve the public transport offer is in line with managing climate change through reduced CO2 emissions.

12	G	G	G	G	A	A	A	A	Reducing speed and level of traffic could encourage more people to cycle, walk or take public transport as a preferred option to travel to Wallsend.		The policy offers great potential to reduce the need to travel and encourage sustainable transport.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	A	A	A	A			The proposals would deliver visual improvements to the built environment of this area of North Tyneside and makes specific reference to preserving the character of The Green CA.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.

19	G	G	G	G	R	R	R	R		<p>The traffic dominance in the town centre represents a noisy environment that if not managed correctly could escalate to noise pollution. The policy aims of making the town centre better to walk to and reduce traffic dominance would have a positive effect on reducing noise pollution.</p>
Conclusion		<p>This policy aims to solve some of the issues identified in Wallsend town centre. An improved appearance and reduction of traffic dominance are seen as especially positive economically, socially and environmentally. The policy represents no significant negative effects.</p>								

AS8.8 Wallsend Town Centre Public Realm and Conservation Area											
This policy has been amended and requires reassessing.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	A	A	A	G	R	A	A	A		In the long term, the improvements may attract new businesses and visitors to the area, which may encourage new employment opportunities. Being in a conservation area requires a high standard of design. These high standards could help to make the area even more attractive and appealing to businesses and visitors. Not improving the public realm would present a poor image of the area that would deter	
2	A	A	A	G	R	A	A	A			
3	A	A	A	G	R	A	A	A			Need to ensure that the work is done to a high standard and is well maintained.

											investment and employment opportunities.
4	A	A	G	G	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		Improving the public realm would present a better image of the area that could attract investment and visitors. The Conservation Area designation could assist in highlighting the heritage value of the town and encourage more visitors.
5	A	A	A	A	A	A	A	A			No direct link.
6	A	A	A	A	A	A	A	A			No direct link.

7	A	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained. Ensure the public are involved in the formulation of proposals. Ensure involvement is meaningful and that the local population support the conservation area designation and understand its benefits.	The existing public realm could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	Better public realm and conservation area designation would increase civic pride and reduce crime. Good design through public realm improvements can make safer spaces that reduce crime and fear of crime. Increased civic pride borne out of area improvements and CA designation could see more interested members of the public becoming involved. This could be built on by creating opportunities for public involvement in the planning process.
8	A	A	A	A	A	A	A	A			No direct link.
9	G	G	G	G	R	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		A more inviting town centre would encourage locals to use its facilities and services more readily.

10	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place during works.		All new development has the potential to affect the quality of ground and surface water.
11	A	A	A	A	A	A	A	A			No direct link.
12	G	G	G	G	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		By improving the public realm it may encourage residents to use more local facilities. If the area improves then it may attract more businesses which could reduce the need for people to travel further afield for shopping or leisure activities.
13	A	G	G	G	A	A	A	A			The public green spaces should be improved and maintained as a result of this, making the areas more attractive to people and wildlife.
14	A	A	A	A	A	A	A	A			No direct link.

15	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure.		Public realm improvements do not necessarily impact on green infrastructure. Steps could be taken to ensure a positive effect.
16	G	G	G	G	R	R	R	R	Ensure improvements are of the highest quality and sensitive to local character.		The aim of this policy is to restore, improve and maintain Wallsend's public spaces, including through conservation area designation, which will preserve and enhance the character and appearance of the area. This will be beneficial for the historic areas and culture therefore creating a more distinctive area with its own sense of place.
17	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place as part of any works.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	A	A	A	A	A	A	A	A			No direct link.

19	A	A	A	A	A	A	A	A		No direct link.
Conclusion		This policy aims to solve some of the physical issues identified in Wallsend town centre. An improved appearance is seen as especially positive economically and socially, and has no significant negative effects.								

AS8.9 Segedunum Roman Fort and Hadrian's Wall World Heritage Site											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	G	G	G	Future investment in the riverside could lead to associated improvements in the awareness, access and exhibitions at the museum.	Seek funding to improve awareness.	This iconic attraction allows future opportunities for growth in the tourism sector and associated benefits for the town. The improvements to the riverside places Segedunum in a great position to diversify its offer to build on increased economic opportunities in the area.
2	G	G	G	G	A	G	G	G			
3	G	G	G	G	A	G	G	G			
4	G	G	G	G	A	G	G	G			

5	G	G	G	G	G	G	G	G	Coordinate educational and training opportunities with future developments at Segedunum	The museum in itself already offers an excellent educational resource. There is not considered an alternative to it continuing to provide this.	Segedunum already offers an excellent educational resource.
6	A	A	A	A	A	A	A	A			No direct link.
7	G	G	G	G	A	G	G	G	Better involve the community in the running of the museum.	The museum in itself already offers an excellent community resource. There is not considered an alternative to it continuing to provide this.	Improving the existing facilities will help safeguard an iconic facility for Wallsend that enables a sense of community identity
8	A	A	A	A	A	A	A	A			No direct link.

									Better promotion and more local-community involved events could see this become a real asset for locals.		Segedunum currently offers an excellent resource for the community. Its continued function in this way is supported.
9	G	G	G	G	G	G	G	G			
10	A	A	A	A	A	A	A	A			No direct link.
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	G	G	G	G			This policy directly supports the protection and enhancement of a heritage asset.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.

Conclusion	The policy pledges support to the continued management and promotion of the Hadrian's Wall WHS. There are no negative impacts envisaged.
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AS8.10 Town Hall, Police Court, Fire Station and Public Baths											
	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
I	G	G	G	G	R	R	R	R		This would be dependent on the eventual uses of the buildings and businesses which may move there.	Policy looks to encourage different uses that could diversify the economy and provide jobs in different sectors.
2	G	G	G	G	R	R	R	R	Promote diversity in existing employment uses on the site.		Through the process of creating new uses for these buildings, different jobs could be created potentially for people living in and around Wallsend.
3	G	G	G	G	R	R	R	R			

4	G	G	G	G	R	R	R	R			Supporting a sustainable future for the complex of buildings which is a landmark for Wallsend and could attract visitors.
5	G	G	G	G	R	R	R	R		This would be dependent on the final use of the buildings.	The policy provides the opportunity for an educational use for the buildings.
6	G	G	G	G	R	R	R	R			Policy provides the opportunity for residential use.
7	G	G	G	G	R	R	R	R	Opportunity for community engagement	Without it, the area may fall into disrepair which could encourage crime.	Fewer vacant buildings, or buildings with the potential to become vacant, could help to increase civil pride in the area and help reduce crime. Improving these buildings with new uses could help to build community identity.
8	A	A	A	A	A	A	A	A			No direct link.
9	G	G	G	G	G	G	G	G		Dependent on final use of the building and available access.	Policy would allow different facilities, such as art galleries, doctor's surgery. The buildings are located near the central core

												which could be fairly accessible to local people.
10	A	A	A	A	A	A	A	A				No direct link.
11	G	G	G	G	R	R	R	R	Supporting the reuse of the building and alternative uses.	Not finding a suitable use for the building, otherwise it could remain unchanged.	Through reusing the buildings when they are available it will reduce the need to build new facilities.	
12	A	G	G	G	A	R	R	R		Dependent on final uses, need to have good access and infrastructure to this section of Wallsend.	From the selection of uses indicated, it could create facilities that could serve the people of Wallsend near the current core. Reduce the need for having to travel further afield for these services.	
13	A	A	A	A	A	A	A	A				No direct link.
14	R	A	A	A	A	A	A	A	Ensure suitable waste disposal		All new development could create waste.	
15	A	A	A	A	A	A	A	A				No direct link.

16	G	G	G	G	R	R	R	R		Dependent on final development.	Aims to bring key historic buildings back into use with services that could provide for Wallsend. Retaining these buildings should help to maintain local distinctiveness and a good sense of place.
17	A	A	A	A	A	A	A	A			No direct link.
18	G	G	G	G	R	A	A	A	Finding and supporting long term uses for the buildings.	Lose specific support for their retention in different uses.	Finding new uses for existing buildings will further protect agricultural land from being used.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		Bringing this vacant heritage asset back into use is seen as being positive, especially with regards to the economy and the social well-being of the area.									

AS8.11 The North Shields Sub Area											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
I	G	G	G	G	R	R	R	R		No alternative to this overall area strategy is considered suitable.	Investing in the economic activity of the area and more specifically revitalising work within the Fish Quay will aid the diversification of the local economy whilst promoting new jobs.
2	G	G	G	G	R	R	R	R			Attracting new investment to the area will help diversify the array of jobs within North Shields. Supporting an increase in the economic activity will have a positive knock on effect to the whole borough.

3	G	G	G	G	R	R	R	R			North Shields is known to have pockets of socially deprived areas. Revitalising the area and encouraging investment will create more employment for local residents, particularly those within the socially deprived areas.
4	G	G	G	G	A	A	A	A	Continued promotion and good management of visitor facilities.		The Fish Quay in particular could provide a great draw to enhance this sector. The Fish Quay is surrounded by a great deal of history and heritage and can be utilised as a small tourist/ visitor destination with great restaurants, bars and cafes which will aid the revitalisation of the local economy.
5	A	A	A	A	A	A	A	A			No direct link.

6	G	G	G	G	A	A	A	A			Revitalising the area as a place to live through new housing sites and improvements to existing residential can increase the choice of homes in the Borough.
7	G	G	G	G	R	R	A	A	The proportion of bars within the area, particularly the fish quay must be monitored in order to prevent disorderly behaviour. Following from the fish quay neighbourhood plan, continued opportunities to be involved must be a continual process in order to encourage active community participation.	The existing North Shields area could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	Revitalising North Shields will provide people will a sense of place and encourage local residents to take pride in their area. Revitalising the area will instil a greater sense of place and community in local residents helping to reduce crime rates. Without implementing the policy the area could fall into disrepair, which will encourage anti-social behaviour resulting in a fragmented community.
8	A	A	A	A	A	A	A	A			Overall a neutral

11	A	G	G	G	A	A	A	A	Ensure any new developments incorporate good environmentally sustainable measures.	No new developments would not affect climate change but would jeopardise potential development and investment within the area.
12	G	A	G	G	A	A	A	A	Encourage the use of green transport.	Enhancing the area and increasing the amount of facilities and attractions within the area will increase retention rates, therefore reducing the amount of people travelling elsewhere.
13	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure.	Within the proposed policy it is specified that preservation of key biodiversity and geodiversity is a necessity. Any adverse affects on the biodiversity and geodiversity will be avoided.

14	A	G	G	G	A	A	A	A	Ensure developments and improvements in North Shields incorporate recycled/ reused materials and any waste that arises is recycled/ reused.	No growth in the borough would reduce the need for waste management plans.
15	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure.	Policy intends to preserve and enhance the area's biodiversity and geodiversity assets.
16	G	G	G	G	A	A	A	A		Heritage assets are already protected by law. However a wider effort can bring about positive change. North Shields plays a very important role in the overall historic and cultural character of the borough. Enhancing and preserving the assets

19	A	R	A	A	A	A	A	A	Ensure residents are kept up to date with what is going on in their area to reduce potential conflicts.	North Shields is a busy town centre area; noise pollution will not significantly increase from increase economic activity in the long run, however in the short run noise pollution may arise from development construction.
Conclusion		<p>This policy aims to tackle identified issues in North Shields It has been concluded that not addressing these issues could lead to an unsustainable future for the area. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.</p>								

AS8.12 Fish Quay and New Quay											
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M		L	S					
1	G	G	G	G	G	G	G	G	Area already serves a economic role. No alternative	Policy looks to support local fishing industry and small to medium businesses.	
2	G	G	G	G	G	G	G				
3	G	G	G	G	G	G	G				

										considered.	
4	G	G	G	G	A	G	G	G		Public realm improvements and promotion.	Aims to improve the tourism sector. Through improving recreational uses, creating green spaces and encouraging a high standard of development will help to keep the area looking good and encourage returning visitors. Improved transport will help.
5	A	A	G	G	A	A	A	A	Ensure industry and business include training opportunities.		By encouraging the fishing industry it could create training opportunities. Could also occur through any new businesses.
6	G	G	G	G	A	A	A	A	Ensure good mix of housing tenures.	The proposed strategy is considered a suitable way forward in supporting some residential use here. No alternative.	At present the whole area is allocated for employment use. Policy encourages residential development but does not mention size, tenure or type of housing to be provided.

7	A	G	G	G	R	A	A	A	<p>The Fish Quay neighbourhood plan has been created, the aim should be to continue the community's involvement in its implementation and in other documents.</p>	<p>Good public realm improvements could help. Need to create ways in which the public can get involved in the planning process.</p>	<p>By upgrading the area, it will increase pride in the area and strengthen the community. Without it, the area may fall into disrepair which could encourage crime. Leaving the area with no policy guidance could see the area decrease in public realm quality and in dereliction, discouraging civic pride. By improving the public realm and helping to create businesses it could help to create a community identity, however, it does not go as far as allowing them to get involved in the planning process as such.</p>
8	A	A	A	A	A	A	A	A			<p>Whilst the protection of green spaces and a revitalised area could encourage more outdoor pursuits, on the whole there's little link here.</p>

9	G	G	G	G	R	A	A	A		Improving access links could allow for people to better reach services and facilities they need.	The policy aims to increase the number of services available in the Fish Quay area, as well as improve access and links for the area.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	No new development would have a neutral effect.	All new development has the potential to affect the quality of ground and surface water.
11	A	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve climate change.	No new development would have a neutral effect.	All new development has the potential to affect climate change. Climate change will be reduced by better services and facilities in the area, meaning locals won't have to travel.
12	A	G	G	G	R	A	A	A	Ensure better access and links includes sustainable transport options.		Policy aims to improve access and links - this could involve more travel as visitors come to the area. It needs to

16	G	G	G	G	R	A	A	A		Public realm improvements.	Without the policy and the confidence it could bring a developer, the dereliction that exists in the area could remain. Policy ensures that development carried out is to the highest standards of design that respect the area's character.
17	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	G	G	G	G	R	A	A	A			Policy encourages development on brownfield sites, some of which are known to be contaminated.

19	R	A	A	A	A	A	A	A	Adequate mitigation measures should be put in place.		Any growth in visitors has the potential to create noise.
Conclusion		This policy aims to tackle identified issues at Fish Quay. It has been concluded that not addressing these issues could lead to an unsustainable future for the area, especially with regard to public realm and access issues.. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.									

AS8.13 The Beacon Centre and wider Regeneration of North Shields Town Centre											
Policy amended and reappraised											
	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
I	G	G	G	G	A	A	A	A			Whilst the policy does not specifically aim to achieve this, by broadening the range and quality of units available may help to create

5	G	G	G	G	A	G	G	G		Promote training opportunities alongside new business regardless town centre location or not.	Training opportunities may be created alongside the growth and regeneration of the town centres.
6	G	G	G	G	A	G	G	G	Ensure that residential proposals reflect local need and demand.	Identify other suitable housing sites.	The policy supports appropriate residential schemes in town centres.
7	G	G	G	G	A	A	A	A	Ensure that regeneration meets high standards of design that reflects local character.		Lively and thriving town centres contribute towards safe places. A viable town or district centre contributes towards community identity.
8	G	G	G	G	A	G	G	G		Support local facilities outside of the town centre.	The provision of local facilities encourages walking rather than driving.

9	G	G	G	G	A	A	A	A		Applications make their own assessment on a case by case basis.	Would increase local access to a greater variety of retail facilities and town centre uses.
10	A	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	G	G	G	G	A	A	A	A		Existing infrastructure in place, which could be well maintained. Trying to ensure units remain in use so a range of facilities could be accessible. Although based on building new retail space, it would be integrating into an existing network of	Although based on building new town centre space, it would be integrating into an existing network of sustainable transport and provide easily accessible services for local residents reducing energy needed in all forms.

14	A	G	G	G	A	G	G	G	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	Ensure the existing retail units dispose of their waste correctly and recycle where possible.	All development has the potential to create waste. Ways in which to minimise and correctly control this waste are required.
15	A	A	A	A	A	A	A	A			No direct link
16	G	G	G	G	A	A	A	A	Ensure identified locations for future retail are in sustainable locations connecting to the existing environment.	Must identify need - no alternative.	A viable town or district centre contributes towards local distinctiveness. This includes meeting required needs.
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	R	A	A	A	A	A	A			In the short term, building work would result in an increase of noise.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy.									

AS8.14 North Shields Town Centre Public Realm										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					
		S	M		L	S				M
1	A	A	A	G	R	A	A	A	In the long term, the improvements may attract new businesses and visitors to the area, which may encourage new employment opportunities. Not improving the public realm would present a poor image of the area that would deter investment and employment opportunities.	
2	A	A	A	G	R	A	A	A		
3	A	A	A	G	R	A	A	A		Need to ensure that the work is done to a high standard and is well maintained.
4	A	A	A	A	A	A	A	A		Need to ensure that the work is done to a high standard and is well maintained.

9	G	G	G	G	R	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		A more inviting town centre would encourage locals to use its facilities and services more readily.
10	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place during works.		All new development has the potential to affect the quality of ground and surface water.
11	A	A	A	A	A	A	A	A			No direct link.
12	G	G	G	G	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		By improving the public realm it may encourage residents to use more local facilities. If the area improves then it may attract more businesses which could reduce the need for people to travel further afield for shopping or leisure activities.
13	A	G	G	G	A	A	A	A			The public green spaces should be improved and maintained as a result of this, making the areas more attractive to people and

											wildlife.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure		Public realm improvements do not necessarily impact on green infrastructure. Steps could be taken to ensure a positive effect.
16	A	G	G	G	R	R	R	R	Ensure improvements are of the highest quality and sensitive to local character.		The aim of this policy is to restore, improve and maintain North Shields public spaces. This will be beneficial for the historic areas and culture therefore creating a more distinctive area with its own sense of place.
17	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place as part of any works.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		This policy aims to solve some of the issues identified in North Shields town centre. An improved appearance is seen as especially positive economically and socially, and has no significant negative effects.									

AS8.15 The Coastal Sub Area											
Policy amended and reappraised											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	G	G	G	G			Policy supports tourism and retail growth at the coast, which are key elements of this area's economy.
2	G	G	G	G	A	G	G	G		Introduce new employment sectors at the coast.	As this policy supports growth in existing sectors at the coast, although there will be some improvement, the diversity and quality of jobs won't necessarily massively change.

3	G	G	G	G	G	G	G	G			Growth in tourism and retail can create more jobs for local people.
4	G	G	G	G	G	G	G	G			Tourism is already a key feature at the coast. This policy supports its growth.
5	A	G	G	G	A	A	A	A	Promote the features of the coast in ways that educate the public, e.g. interpretation boards, exhibitions.		Whilst there is no direct link, opportunities to educate the public about the coast can be taken.
6	A	A	A	A	A	A	A	A			Policy has no direct link to housing,
7	G	G	G	G	A	A	A	A	Need to ensure positive changes are maintained. Introduce more opportunities for the public to become involved in the planning process.	Introduce more opportunities for the public to become involved in the planning process.	Regeneration, public realm improvements and new employment opportunities create a positive environment that increases civic pride and reduces crime and fear of crime. The increased civic pride borne out of area improvements could see more

10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	A	G	G	G	A	A	A	A	Ensure any new developments incorporate good environmentally sustainable measures.		
12	G	G	G	G	A	A	A	A			Improvement of sustainable transport options helps in fulfilment of this objective. Also improvements in local services and facilities would see retention of local people thus reducing the need to travel.
13	A	G	G	G	A	A	A	A	Ensure all development is mitigated correctly.		The policy supports protection of the area's natural environment and growth in development/tourism. Mitigation needs to

14	R	A	A	A	A	A	A	A	A	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	No new development would have a neutral effect.	All development has the potential to create waste. Ways in which to minimise and correctly control this waste are required.	
15	G	G	G	G	A	A	A	A				Protection and enhancement of green links and the natural environment are encouraged through this policy.	

16	G	G	G	G	A	A	A	A			Heritage assets are already protected by law, including the geological interests. However a wider effort can bring about positive change. Whitley Bay and the coast play a very important role in the overall historic and cultural character of the Borough. Enhancing and preserving the assets is vital in order to strengthen local distinctiveness and sense of place.
17	R	A	A	A	A	A	A	A	The necessary impact assessments will be carried out and appropriate mitigation strategies will be employed		Building work may have a negative impact. Assessments when applications come in should mitigate.
18	G	G	G	G	A	A	A	A		No new development would have a neutral effect.	Development here will bring this land back into beneficial use and avoid

											development on greenfield sites elsewhere.
19	A	R	A	A	A	A	A	A			As a busy area already, noise pollution will not significantly increase from increase in economic and tourism activity in the long run, However in the short term, noise pollution may arise from development construction.
Conclusion		<p>This policy aims to make improvements to the Coastal area. It has been concluded that not making these improvements would be likely to have a neutral impact on the area. However making the improvements would be a positive step. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.</p>									

AS8.16 Tourism and Visitor Accommodation at the Coast

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	G	G	G	G	A	A	G	G	Tourism is already a major contributor to the economy at the coast, without the policy further publicity, free parking and other initiatives could be pursued.	Whilst tourism is already a major contributor to the economy at the coast, the extra support expressed in this policy will serve to protect it into the future.	
2	A	A	A	A	A	A	A	A		Whilst the protection and growth of the tourism sector will keep and create jobs, it is doubtful that they will be of a wider diversity and quality than existing.	
3	G	G	G	G	A	A	A	A		The protection and growth of the tourism sector will keep and create jobs.	
4	G	G	G	G	A	A	G	G		This policy directly supports this	

												objective.
5	A	A	A	A	A	A	A	A	A			No direct link,
6	A	A	A	A	A	A	A	A	A			No direct link,
7	R	A	A	A	A	A	A	A	A	Ensure the community are involved in the planning process.	Encourage community involvement in the planning process	The local community could become angry if it felt that too much tourism was occurring in the area, or that they weren't able to get involved.
8	A	A	A	A	A	A	A	A	A			No direct link,
9	G	G	G	G	A	A	A	A	A		No new development would have a neutral effect.	Tourism uses can be of benefit to the local community too.
10	R	G	G	G	A	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	No new development would have a neutral effect.	All new development has the potential to affect the quality of ground and surface water.
11	R	G	G	G	A	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve climate change.	No new development would have a neutral effect.	All new development has the potential to affect climate change.

12	A	A	A	A	A	A	A	A			Whilst good quality facilities will attract and retain local people, thus reducing the need to travel, it will also draw more people from further afield - overall, a neutral effect.
13	R	A	A	A	A	A	A	A	Good mitigation measures to protect wildlife should be enforced.	No new development would have a neutral effect.	Increased tourism could affect the ecology of the area.
14	R	G	G	G	A	A	A	A	Ensure new developments incorporate recycled/reused materials.	No new development would have a neutral effect.	Any new development has the potential to create waste. Steps could be taken to ensure a positive effect.
15	R	G	G	G	A	A	A	A	Ensure green areas are protected from development and new developments incorporate green infrastructure.	No new development would have a neutral effect.	New development on green spaces would be detrimental to this objective.
16	A	G	G	G	R	R	R	R	Good quality design that respects its context will ensure		All development has the potential to not be in keeping with

									this objective is fulfilled.		the character of an area. The area is known as a seaside resort and this character would be lost if not protected accordingly. The policy makes provision for the open character of the area to be protected.
17	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	R	A	A	A	A	A	A	A	Adequate mitigation measures should be put in place.		Any growth in visitors has the potential to create noise.
Conclusion		The policy is considered to present a positive economic strategy. The coast's natural environment is particularly sensitive so mitigation measures will be required; however some of these measures could serve to improve the environment or least ensure a neutral impact.									

AS8.17 Visitor Attractions and Activities at the Coast

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach, a permanent tourism/recreation use is considered		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	G	G	G	G	R	G	G	G	Preventing development on Beaconsfield reduces the availability of land for employment. However short term employment would be created and alternative employment sites sought. Tourism opportunities created, which is a major factor in the economy of the area.
2	G	G	G	G	R	G	G	G	
3	G	G	G	G	R	G	G	G	
4	G	G	G	G	R	G	G	G	
5	A	A	A	A	A	A	A	A	

											objective.
6	A	A	A	A	A	A	A	A			No link to this objective.
7	G	G	G	G	A	A	G	G	Encourage the local community to get involved in the events and activities that will take place in the area.	Tourism uses may alienate locals. Need to promote and encourage them as uses for the local community too.	Creates a sense of place and community identity with increased events that cater for all ages and gets more people using the area.
8	G	G	G	G	A	R	A	A		A tourism use would take away a site for active recreation. Could ensure that its use was one that encouraged active lifestyles.	Safeguarding Beaconsfield maintains the open space for sport and recreational activities which can promote a healthy and active lifestyle.
9	A	A	A	A	A	A	A	A			Both the proposed use and the alternative have little link to this objective.

10	A	G	G	G	A	R	G	G	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	All new development has the potential to affect the quality of ground and surface water.
11	G	G	G	G	G	R	A	A		Tourism use here could increase car travel to get here. Need to implement sustainable transport options.	Open green spaces help the local air quality.
12	A	A	A	A	A	R	A	A		Tourism use here could increase car travel to get here. Need to implement sustainable transport options.	

13	A	A	A	A	A	R	A	A	Development on this site would contravene this objective. Need to build in green spaces to maintain GI network.	Preventing development on Beaconsfield means that any biodiversity or geodiversity within the area is mostly undisturbed. Policy includes provision to avoid sensitive months for Natura 2000 species.
14	A	A	A	A	A	R	A	A	All development can create waste. Need to promote reuse and recycling in construction and in proposed use.	
15	G	G	G	G	G	R	A	A	Development on this site would contravene this objective. Need to build in green spaces to maintain GI network.	As a site used for recreation and with biodiversity, retention of this site is positive in respect of this objective.

16	G	G	G	G	G	G	G	G		High standard of design pursued.	Whilst retention of Beaconsfield will protect an area of local distinctiveness, a new development could be carefully designed to contribute to character.
17	G	G	G	G	G	G	G	G		Implement relevant flood mitigation strategies.	Any new developments could bring negative impacts. Preserving the land reduces this risk.
18	G	G	G	G	G	R	R	R		Development here would contravene this objective.	Preservation of green land is in accordance with this objective as it directs development to brownfield sites.

19	A	A	A	A	A	R	A	A	<p>Ensure the activities and temporary events are well contained and don't dramatically increase noise pollution through restrictions on noise levels and time events take place.</p>	<p>Ensure sufficient mitigation is in place to prevent noise from tourist visitors.</p>	<p>Open spaces can act as a barrier to noise pollution. Temporary events and activities will need to be well regulated to ensure noise pollution doesn't become a concern. Open space as existing prevents noise pollution.</p>
Conclusion		<p>The policy, implemented alongside other policies in the Plan, is considered to have neutral to positive impacts. Beaconsfield is used by Natura 2000 species as a roosting site; the policy has been written to avoid development in the months it is used.</p>									

AS8.18 The Spanish City											
	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R		An end user has not been found yet, although the policy should resist a return to a night time economy.	Policy aims to improve and diversify the economy, by changing the focus from bars and pubs to more family orientated activities
2	G	G	G	G	R	R	R	R			Through changing the economic focus, it could create more local jobs in different sectors.
3	G	G	G	G	R	R	R	R			Spanish City could act as an anchor for development and to change the image of Whitley Bay.

4	G	G	G	G	R	R	R	R		Requires working alongside the regeneration of Whitley Bay, not just independently.	Policy aims to work alongside the regeneration of Whitley Bay to make it a destination for visitors.
5	A	A	A	A	A	A	A	A			
6	G	G	G	G	R	R	R	R		Final end uses still undecided.	The redevelopment is proposed to be mixed use and residential use is encouraged.
7	A	G	G	G	A	A	A	A	Include community involvement.		The changing image to a family destination should help to improve the community and reduce the crime level. The regeneration of Spanish City should help to improve the community's identity and potentially include community use of the site.
8	A	G	G	G	A	A	A	A			Could provide a greater mix of local activities for people to get involved with.

9	G	G	G	G	R	R	R	R		No end user decided. Require services that would be beneficial.	The policy encourages community uses for Spanish City, alongside others. The site should be reasonably accessible.
10	A	A	A	A	A	A	A	A			
11	A	G	G	G	A	A	A	A	Include climate change adoptions that meet high standards		
12	A	G	G	G	A	A	A	A	Potential bus services that can stop near the site and link to other coastal assets and the town centre.	Need to be fully integrated with new and existing infrastructure to be useful and successful.	Would require sustainable infrastructure as well as ensuring it is connected with existing transport links.
13	R	A	A	A	A	A	A	A	Any negative should be mitigated through planning process and other policies		Increased visitor attraction could cause disturbance to protected species.

14	R	A	A	A	A	A	A	A	Include efficient waste and recycling facilities as part of the development.	
15	A	A	A	A	A	A	A	A		
16	G	G	G	G	R	R	R	R		The regeneration of Spanish City should fulfil this aim and by achieving it should create a better sense of place for the existing community and visitors, through the proposed mixed use scheme.
17	R	A	A	A	A	A	A	A	Any negative should be mitigated through planning process and other policies	
18	A	A	A	A	A	A	A	A		

19	R	R	A	A	A	A	A	A	Any negative should be mitigated through planning process and other policies	There could be an increase in noise pollution in the short term due to the development of the site. Visitors could create disturbance that affects residents and wildlife.
Conclusion		The policy would have a positive impact on the economy but potentially some impacts on the environment that could be mitigated accordingly.								

AS8.19 Whitley Bay Town Centre Public Realm											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated		Mitigated		Unmitigated		Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
			S	M	L			S			
1	G	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained.	The existing public realm could be better maintained.	High quality public realm presents a good image that appeals to investors and visitors. This will support local business and attract new.
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			

4	A	A	A	A	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.	improving the public realm would present a better image of the area that could attract investment and visitors. However, the town in itself is not a visitor attraction.
5	A	A	A	A	A	A	A	A		No direct link.
6	A	A	A	A	A	A	A	A		No direct link.
7	A	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained. Ensure the public are involved in the formulation of proposals.	The existing public realm could be better maintained. Introduce more opportunities for the public to become involved in the planning process. Better public realm would increase civic pride and reduce crime. Good design through public realm improvements can make safer spaces that reduce crime and fear of crime. Increased civic pride borne out of area improvements could see more interested members of the public becoming involved. This could be built on by creating opportunities for public involvement in the planning process.

8	A	A	A	A	A	A	A	A			No direct link.
9	A	A	A	A	A	A	A	A			No direct link.
10	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place during works.		All new development has the potential to affect the quality of ground and surface water.
11	A	A	A	A	A	A	A	A			No direct link.
12	G	G	G	G	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		By improving the public realm it may encourage residents to use more local facilities. If the area improves then it may attract more businesses which could reduce the need for people to travel further afield for shopping or leisure activities.
13	R	A	A	A	A	A	A	A	Ensure improvements include green infrastructure		Public realm improvements do not necessarily impact on the ecological network. However the coast is particularly sensitive. Steps could be taken to ensure a positive effect.

14	A	G	G	G	A	A	A	A	Ensure improvements incorporate recycled/reused materials, and any waste that arises is recycled/reused.		Public realm improvements do not necessarily impact on waste matters. Steps could be taken to ensure a positive effect.
15	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure		Public realm improvements do not necessarily impact on green infrastructure. Steps could be taken to ensure a positive effect.
16	A	G	G	G	R	A	A	A	Ensure improvements are of the highest quality and sensitive to local character.	The existing public realm could be better maintained.	If developments are not carried out to a high standard and in a way that respects their surroundings, the effect here could be negative. Ensuring the very best standards of design and implementation will ensure a positive effect.

17	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place as part of any works.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		This policy aims to solve some of the issues identified at the coast. An improved appearance is seen as especially positive economically and socially, and has no significant negative effects that could not be mitigated through application of other Plan policies.									

AS8.20 Coastal Evening Economy Whitley Bay and Tynemouth

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
I	G	G	G	G	R	R	R	R	<p>The amount of evening establishments may be harming the vitality of other business and presenting an unwelcome image of the area. However the evening establishments themselves contribute greatly to the economy. This needs to be balanced -there alternative approach.</p> <p>The evening establishments in Whitley Bay and Tynemouth form a very important sector of the economy for the area, along with other shops and businesses. However, all uses need to be balanced correctly to ensure sustainability.</p>

2	G	G	G	G	R	R	R	R		<p>The growth of evening establishments in these areas means that the job diversity and quality is being worsened. However the evening establishments themselves contribute greatly to the economy, providing jobs. This needs to be tackled and thus there is no considered alternative.</p>	
3	G	G	G	G	A	A	A	A			<p>Policy supports a sustainable, successful evening economy alongside a successful town and coast in general.</p>

4	G	G	G	G	G	G	G	G			The evening economy already provides a key draw of tourism to these areas. However, if managed in a sustainable way, the image of these areas can improve to keep the areas as popular destinations in the night and day.
5	A	A	A	A	A	A	A	A			No direct link.
6	A	A	A	A	A	A	A	A			No direct link.
7	G	G	G	G	R	A	A	A	Encourage more participation in planning matters.	Better policing and management of establishments. Encourage more participation in planning matters.	A "drinking culture" can bring about anti-social behaviour and can also cause distress in residents. Managing the amount of evening establishments can control this. A better control on the amount of evening establishments could serve to restore some community pride and identity.

8	A	A	A	A	A	A	A	A			Alcohol consumption is a contributor to poor health. However it is not considered that controlling the number of drinking establishments here will discourage people from consuming alcohol - they will go those that already exist or go elsewhere.
9	A	A	A	A	A	A	A	A			An evening economy is a community facility. However, better managing the amount of establishments is not considered to effect access.
10	A	A	A	A	A	A	A	A			No direct link.
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.

16	G	G	G	G	R	R	R	R		There is not considered an alternative other than the balance proposed as part of this policy.	Character and distinctiveness can be harmed with too many evening establishments. However, they can also bring character to an area. A balance, as proposed in this policy is considered a sustainable way forward.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	R	A	A	A	R	R	R	R	Ensure noise mitigation is incorporated as part of developments.	Without the policy, more establishments could open and create more noise. They would need to be noise mitigated.	The evening economy can be noisy. It needs to be balanced and mitigated correctly.
Conclusion		Whilst the benefits that an evening economy can bring are appreciated, an appropriate balance of uses would ensure that the economy and social wellbeing in particular are sustained.									

AS8.21 Residential Institutions in Whitley Bay											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	G	G	G	G	R	R	R	R		Pursuing a correct balance of housing types is considered the most appropriate way forward in meeting this objective. There is no alternative.	Policy supports a sustainable mix of housing types in the Whitley Bay area.

7	G	G	G	G	R	A	A	A	Encourage ways for the public to get involved in the planning process.	Activities, events and initiatives to involve the whole community can help create harmony. Encourage ways for the public to get involved in the planning process.	The transient nature of those who generally use residential institutions means there is a reduced scope for social cohesion. Ensuring a correct balance of these uses can help.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	G	G	G	G	A	A	A	A			Too many residential institutions could have an adverse impact on the character of an area.
17	A	A	A	A	A	A	A	A			No direct link

18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		The policy is seen to have a positive impact in that it aims to provide the range of housing required in the Borough whilst managing the issues that can be associated with residential institutions.									

AS8.22 Coastal Green links											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			No direct link
3	A	A	A	A	A	A	A	A			No direct link
4	G	G	G	G	R	A	A	A	Advertise the area for cycle trips- linking to the popular coast to coast cycle routes.	The existing routes could be better maintained.	High quality green links can promote cycle trips and holidays which appeals to visitors.
5	A	A	A	A	A	A	A	A			No Direct Link
6	A	A	A	A	A	A	A	A			No Direct Link

7	G	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained.	The existing routes could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	Better green links would increase civic pride and reduce crime. Good design through green link improvements can make safer spaces that reduce crime and fear of crime. Increased improvements can result in an increase in local pride which could result in more people wanting to have a say on what goes on in their area therefore increasing involvement in the planning process.
8	G	G	G	G	R	A	A	A	Promote and encourage local cycling events utilising the improved green links.	Promote existing sport and leisure facilities.	Cycle links will encourage an active lifestyle which helps fight against obesity and encourages people to adopt a healthy life style.
9	A	A	A	A	A	A	A	A			No direct link

10	A	A	A	A	A	A	A	A	Ensure the correct ground and surface water management is carried out during improvements.	
11	G	G	G	G	A	A	A	A		Encourages people to cycle rather than drive to the coastal areas.
12	G	G	G	G	R	R	R	R		Not implementing this policy will mean existing green links are not maintained, therefore not encouraging people to use green and sustainable modes of transportation.
13	R	A	A	A	A	A	A	A	Assessment of impacts to wildlife should be carried out and mitigation employed if necessary.	Coastal area can be sensitive to development.

14	A	G	G	G	A	A	A	A	Ensure improvements to green links incorporate recycled/reused material, and any waste that arises is recycled/reused.	
15	G	G	G	G	A	A	A	A		Policy aims to protect green infrastructure and take advantages of its function as corridors for travel.
16	A	G	G	G	A	A	A	A	Ensure improvements are of the highest quality.	

17	A	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place when improving the green links. Good mitigation can even work to decrease flood risk.	
18	A	A	A	A	A	A	A	A		No direct link
19	G	G	G	G	A	G	G	G		The existing green link could be encouraged. Improving green links will encourage people to cycle rather than driving, reducing car use and therefore improving noise pollution.
Conclusion		The policy is seen as having positive impacts. The coastal area is sensitive to development and increased recreational disturbance so the policy would need to be pursued carefully as to not cause adverse impact on biodiversity.								

AS8.23 Coastal Transport											
Policy amended and reappraised											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			Better access is positive for local business by allowing more customers, etc. to reach them plus improved delivery and operational access makes the area more attractive to more businesses and retention of existing. Improved access for visitors is important in growing this area of the economy. Should the current poor access arrangements continue then the opposite effect is envisaged.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			

4	G	G	G	G	R	R	R	R			Ensuring visitors can reach the coast with ease by a variety of transport is essential in securing the area's tourism success.
5	A	A	A	A	A	A	A	A			Whilst this policy is concerned with better access in general, it is not specific to education/training so a neutral effect is envisaged.
6	A	A	A	A	A	A	A	A			No direct link.
7	A	A	A	A	A	A	A	A			No direct link.
8	A	G	G	G	A	A	A	A	Promote improved access by sustainable modes of transport		This policy seeks to improve pedestrian/cycle etc access.
9	G	G	G	G	A	A	A	A			Improved access means residents can better reach the services and facilities they need.
10	A	A	A	A	A	A	A	A			No direct link.

11	A	G	G	G	A	A	A	A	Promote improved access by sustainable modes of transport	This policy seeks to improve pedestrian/cycle etc access.
12	A	G	G	G	A	A	A	A	Promote improved access by sustainable modes of transport	Whilst the policy aims to improve sustainable transport options, it also seeks to encourage more visitors to the coast with increased car parking.
13	R	A	A	A	A	A	A	A	Mitigation measures employed to avoid negative impacts.	The coast's biodiversity is sensitive to development and increased recreational visitors. This policy could serve to be negative in this respect.
14	A	A	A	A	A	A	A	A		No direct link.
15	A	A	A	A	A	A	A	A		No direct link.

16	R	A	A	A	A	A	A	A	Ensure any projects/developments are implemented with due care to context and the area's special character	The proposals contained in this policy have the potential to negatively impact on the character of the area. E.g. increased car parking, changes to street and road networks.
17	A	A	A	A	A	A	A	A		No direct link.
18	A	A	A	A	A	A	A	A		No direct link.
19	A	A	A	A	A	A	A	A		This policy seeks to improve pedestrian/cycle etc access but also vehicular access so there is likely a neutral effect on noise pollution.
Conclusion		The policy supports better access to the coast. This is good for visitors and locals and so has a positive effect on the economy and social wellbeing. However, works could serve to alter the character of the area and negatively impact biodiversity. Mitigation needs to be employed to avoid this with promotion of access by sustainable modes of transport.								

AS8.24 North West Villages Sub Area											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R		The proposed strategy is seen as the only reasonable approach - no alternative.	The policy supports the objective. A better image associated with the north west will help to attract investment.
2	G	G	G	G	R	R	R	R	Encourage specific employment uses that promote long term employment and investment.		The policy supports the objective Improved transport provide employment opportunities. The regeneration of derelict sites will also create construction jobs.
3	G	G	G	G	R	A	G	G	As above.		As above.
4	G	G	G	G	R	R	R	R			Enhanced image will make the north west an attractive place to visit and enhance the existing tourist

												assets.
5	G	G	G	G	A	A	A	A				Improved transport will help local people access education and training.
6	G	G	G	G	R	R	R	R			Housing proposed as part of this policy - no alternative.	Improved transport will help local people access new housing opportunities. Improving image will help to attract to residents to areas of low demand. Vacant sites can be used for new housing.
7	G	G	G	G	R	A	A	A	Ensure public are involved in planning process.		Make temporary improvements to derelict sites until they are developed. Ensure public are involved in planning process.	The policy supports the objective as it will reduce unattractive dereliction, encourage investment and improve quality of life for the community. Derelict sites can have negative effect local character and community identity.

8	G	G	G	G	R	A	A	A	Ensure that when derelict sites are developed they link into pedestrian links to promote walking and encourage healthy lifestyles. Ensure developer contributions for health facilities, if there is a recognised need.	Should development be proposed without the implementation of this policy, ensure that when derelict sites are developed they link into pedestrian links to promote walking and encourage healthy lifestyles. Ensure developer contributions for health facilities, if there is a recognised need.	An improved public realm may encourage walking within the local area thus encouraging healthy lifestyles. Policy supports sustainable transport options.
9	G	G	G	G	R	G	G	G		Work with nexus to improve to subsidise bus routes.	The policy supports the objective. Improved transport will allow the community to reach services and facilities

10	A	A	A	A	A	A	A	A			As an overall strategy, rather than specific site proposals, the policy does not impact on this objective. Ensure correct mitigation is pursued and advice followed at the pre-app and application stages.
11	A	G	G	G	A	G	G	G	Where vacant sites are developed, ensure that new development considers energy efficiency measures in the design process.	Pursue a scheme to retrofit energy efficiency measures to existing buildings.	An improved public realm will encourage walking within the local area and therefore reduce car use.
12	G	G	G	G	R	R	R	R			Policy directly supports this objective. There is no alternative.

13	G	G	G	G	A	G	G	G		Ensure good maintenance of existing sites of ecological importance in the area.	Brownfield development is supported in this policy.
14	A	A	A	A	A	A	A	A			As an overall strategy, rather than specific site proposals, the policy does not impact on this objective. Ensure correct mitigation is pursued and advice followed at the pre-app and application stages.
15	G	G	G	G	A	G	G	G		Ensure good maintenance of existing sites of ecological and recreation importance in the area.	Brownfield development is supported in this policy.

16	G	G	G	G	R	R	R	R			The regeneration of derelict sites and improved public realm will enhance the local environment and strengthen local distinctiveness. The policy directly supports the objective so no alternative is considered.
17	A	A	A	A	A	A	A	A			As an overall strategy, rather than specific site proposals, the policy does not impact on this objective. Ensure correct mitigation is pursued and advice followed at the pre-app and application stages.
18	G	G	G	G	R	R	R	R			Brownfield sites are earmarked for development here. This directly supports the objective. Unsure of contamination levels.

19	A	A	A	A	A	A	A	A			As an overall strategy, rather than specific site proposals, the policy does not impact on this objective. Ensure correct mitigation is pursued and advice followed at the pre-app and application stages.
Conclusion		This policy aims to tackle identified issues In the North West. It has been concluded that not addressing these issues could lead to an unsustainable future for the area. It is considered that overall the policy is seen as a sustainable way forward.									

AS8.25 North West Villages Public Realm											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R		The current poor quality public realm is seen as a deterrent to investors and visitors. This has to change, and thus there is no alternative.	The improvements made may attract new businesses as people can see the area is vibrant.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R	Ensure good quality signage and improvements that are well maintained and long lasting.		
4	G	G	G	G	R	R	R	R	Clear signage that is good quality and well maintained.	The current poor quality public realm is seen as a deterrent to visitors. This has to change, and thus there is no alternative.	Improving the signage may help to boost the number of visitors to attractions. Improving the street furniture may attract more people to the area as it looks more appealing. Information boards

											planning process.	opportunities for public involvement in the planning process.
8	A	A	A	A	A	A	A	A				No direct link.
9	A	A	A	A	A	A	A	A				No direct link.
10	A	A	A	A	A	A	A	A				The scale of works suggested here are unlikely to give rise to water quality issues.
11	A	A	A	A	A	A	A	A				No direct link.
12	G	G	G	G	R	R	R	R	Ensure new furniture is attractive, high quality and long lasting.			Focus on shopping and community areas - by improving the appearance people's local facilities may reduce the need for travelling further

16	R	G	G	G	R	R	R	R	Improvement and maintenance is required to ensure they remain at a high standard.	Without these improvements these areas could decline further. There is not considered an alternative.	If developments are not carried out to a high standard and in a way that respects their surroundings, the effect here could be negative. Ensuring the very best standards of design and implementation will ensure a positive effect. Sign boards are to be sensitively placed to inform people about the special heritage value of the area. Increased footfall could provide further opportunities for other improvements.
17	A	A	A	A	A	A	A	A			The scale of works suggested here are unlikely to give rise to flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		This policy aims to solve some of the issues identified in the North West of the Borough. An improved appearance is seen as especially positive economically and socially, and has no significant negative effects.									

AS8.26 Opportunity Sites in the North West

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S				M	L
1	G	G	G	G	R	R	R	R	The vacant sites present a major negative image of the area that will reduce investment interest. There is not considered to be any alternative solution to their redevelopment.		
2	G	G	G	G	R	R	R	R			
3	A	G	G	G	A	R	R	R			

4	A	G	G	G	R	R	R	R	Any improvements in the area's attractiveness must be coupled with good promotion to encourage visitors.	The vacant sites present a major negative image of the area that will reduce visitor interest. There is not considered to be any alternative solution to their redevelopment.	Reducing the number of vacant sites may encourage more visitors to the area as it becomes more attractive.
5	A	A	A	A	A	A	A	A			Development of these sites could create demand for school places but it is not seen as significant.
6	G	G	G	G	R	R	R	R		Residential is encouraged in the policy and so no alternative is considered.	Policy encourages a residential use for the majority of these sites, thus increasing the housing choice across the Borough.

7	G	G	G	G	R	R	R	R	Ensure community participation opportunities are available.	The vacant sites present a major negative image of the area that will reduce civic pride. There is not considered to be any alternative solution to their redevelopment.	Reduction in vacant sites could help to reduce crime through better image and civic pride. More facilities could provide a range of activities for young people to be involved with. Reducing the gap sites should help to improve community identity as the area feels less neglected.
8	A	G	G	G	A	A	A	A	Ensure developer contributions are sought for health facilities, and developments themselves contain spaces for exercise/movement.		Development should improve the standard of space for people to walk around/exercise. More allotments at Western Terrace would help more people to gain a site and create more access to health food.

9	G	G	G	G	R	A	A	A	The policy advocates the development of community services/facilities, but through developer contributions on residential sites, more can be realised.	Improve transport provision to allow residents to reach further away facilities.	A mixed use site at the former Miners Welfare could provide more local facilities. Services may also be included in residential developments, depending on the scheme.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve climate change.		All new development has the potential to affect climate change.

12	G	G	G	G	A	A	A	A			Creating new facilities and securing them through developer contributions would reduce the need to travel.
13	G	G	G	G	A	A	A	A	Incorporate wildlife links, etc in developments		Developing these brownfield sites reduces the need to develop green field.
14	R	G	G	G	A	A	A	A	Incorporate good recycling facilities and ensure developments use recycled materials. An increase in the number of allotments could encourage this aim e.g. compost.		All new development has the potential to create waste.
15	G	G	G	G	A	A	A	A	Incorporate wildlife links, etc in developments		Developing these brownfield sites reduces the need to develop green field.

16	G	G	G	G	R	R	R	R	Ensure highest standards of design	The vacant sites present a major negative image of the area. There is not considered to be any alternative solution to their redevelopment.	Development will improve the areas landscape. Reduction in vacant sites would help to create a better sense of place.
17	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	G	G	G	G	R	R	R	R			Policy encourages the reuse of brownfield land. As vacant sites here are being actively proposed, should help to protect green and agricultural land.

19	A	A	A	A	A	A	A	A	Development would result in noise pollution in the short - medium term - ensure mitigation to keep this to a minimum.	In general a neutral effect is envisaged considering this is a built-up area already with a degree of noise. If any noise could be caused by a development then adequate mitigation should be put in place.
Conclusion		It is considered that these vacant/derelict sites are at present creating an adverse social and economic impact in the area. Their redevelopment can only be seen as positive. All development has the potential to create environmental issues but as brownfield sites, it is expected that any impact would be minimal and could be managed through implementation of other Plan policies.								

AS8.27 Sustainable transport and traffic management for the North West Villages											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R	Poor access at present serve as a discouragement to investment	May create a more flexible work force that have better physical access to jobs. Investors in the	
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			

											and for workers to reach jobs. There is not considered an alternative to this option.	area need to be assured that the area is accessible.
4	G	G	G	G	R	R	R	R	Needs to be well promoted.			Provide better visitor access.
5	G	G	G	G	R	R	R	R		Poor access is a discouragement for people to reach the education and training they need. There is not considered an alternative to this option.	Maintaining and improving bus, vehicular and other forms of transport could enable residents to travel for education and training opportunities.	
6	A	A	A	A	A	A	A	A				No direct link.
7	A	A	A	A	A	A	A	A				No direct link.
8	G	G	G	G	A	A	A	A				Improving bridle ways, Waggonways and other traffic free travel routes may encourage more people to use them.

9	G	G	G	G	R	R	R	R		Access needs to improve in the area. There is not considered an alternative to this option.	Improving and maintaining transport should allow residents easier access to travel to facilities and services they require.
10	A	A	A	A	A	A	A	A			No direct link.
11	G	G	G	G	A	A	A	A			Will improve existing infrastructure and encourage methods of sustainable transport.
12	G	G	G	G	A	A	A	A			Policy is to encourage sustainable transport options and improve the existing infrastructure.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	A	A	A	A			The Waggonways are an important element of North Tyneside's heritage. They protection is essential in maintaining that heritage.
17	A	A	A	A	A	A	A	A			No direct link.

18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			The policy encourages better access by all modes of transport - motorised (which could create noise) and non-motorised (generally considered to be noise-free). Therefore a neutral outcome is envisaged.
Conclusion		<p>The support of improvements and good quality in all modes of transport is seen as vital in ensuring successful economic growth in the North West and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy.</p>									

AS8.28 Former Engineering Research Centre											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R	Flexibility in appropriate uses. Ensuring good transport links so it is accessible to local people.		Policy has the potential to create diverse employment opportunities for local people. At present the building and site are not fully utilised. Development would create opportunities to employ local people as it will reuse an existing building that is accessible.
2	G	G	G	G	R	R	R	R	Flexible approach to finding suitable uses.		

3	G	G	G	G	R	R	R	R	Encouraging and assisting long term uses. Ensure good transport links so jobs would be accessible to local people.		
4	A	A	A	A	A	A	A	A			No direct link to objective.
5	A	A	A	A	A	A	A	A			No direct link objective.
6	G	G	G	G	R	R	R	R	Ensure design is of a high standard.		Provides the opportunity for new housing - that could provide scope required by objective.
7	A	G	G	G	A	G	G	G	Any potential redevelopment could include public engagement.	Any potential redevelopment could include public engagement.	The building is of iconic design and is unique to the area. Any redevelopment may not only gain interest from the local community but from those interested in heritage. It would be a good opportunity to build on this interest to enable community involvement.

8	G	G	G	G	R	R	R	R			Empty buildings do not contribute towards a safe neighbourhood.
9	G	G	G	G	A	G	G	G		Encourage community facilities and services to be housed in the buildings.	Policy encourages the use of retail, which could provide facilities for local residents.
10	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	G	G	G	G	A	A	A	A			The conservation of historic fabric ties in with reuse and recycling.
12	G	G	G	G	A	A	A	A	Use and improve sustainable transport links.		By reusing an existing building it provides an opportunity to use and improve the existing infrastructure e.g. buses
13	A	A	A	A	A	A	A	A			No direct link with objective.

14	G	G	G	G	A	A	A	A	Ensure that the correct waste disposal will be used and recycling implemented where possible.	As well as providing adequate processes for the disposal of waste, the conservation of historic fabric ties in with reuse and recycling.
15	A	A	A	A	A	A	A	A		By reusing an existing building it would help to protect undeveloped land.
16	G	G	G	G	R	G	G	G		A design brief could be an alternative to provide extra guidance for redevelopment. Whilst there are heritage laws that would protect the building, development may not be as suitable or well designed without the policy.
17	A	A	A	A	A	A	A	A		No direct link.
18	A	A	A	A	A	A	A	A		By reusing an existing building it would help to protect undeveloped land.
19	A	R	A	A	A	A	A	A		Development may result in an increase of noise.
<p>Conclusion The policy aims to find a suitable use for this grade II* listed building and site that protects its special character. This has economic benefits and protects heritage assets and the local character. As a brownfield site, the environmental impacts would be minimal.</p>										

APPENDIX 6: SA OF SITES

Site number 1, Chapelville, Brenkley Court, Seaton Burn			Potential Use 2) Open Space, Leisure, Recreation
Total Site Area (ha): 0.28	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant links to the above objective.
			Mitigation: n/a

			RAG outcome: Not Applicable
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: Development of open space in this area will have no significant impact on job levels. Mitigation: n/a RAG outcome: Not Applicable
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism in the Borough.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and	n/a	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: An open space site will not contribute to the housing needs of the borough
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:

	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?		Comments: Built sports facilities are within a suitable catchment. Using the site for open space will have a positive impact as it will further contribute to providing recreation areas.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure new open space is well established and maintained.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and local shops including a Post Office
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		Mitigation: Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: Petrol Interceptor
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments:
	11b) Could development help to minimise emissions of greenhouse gases?		Mitigation: RAG outcome: Amber

good local air quality through more efficient use of resources.			
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but remains remote from the Metro system. However there is excellent access to the trunk road network. Adequate access to local facilities and services but remote from a town or district centre. Use of the site as open space will not have any significant impact upon existing transport infrastructure. Mitigation: No mitigation required RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Redevelopment as open space could even serve to have a positive impact on the area's ecology.</p> <p>Mitigation:</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Although adjacent to open space, the site is not designated as such. It is not located within the Green Belt. The site is located within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located within the north west of the borough, in a predominantly residential area, surrounded by Green Belt. The site is in a residential area and currently in residential use; therefore the creation of open space would result in a change in the landscape. The site is within the setting of heritage assets. Whilst open space here would result in the break of the established development pattern, it could provide an opportunity to bring</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>further open space into the area and create a connection with the surrounding impact. It is considered that this use would have a neutral impact on the area.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments: No current flooding issues</p> <p>Mitigation:</p>
	If no, which type?	na	
	17b) Is the site free from historic recorded flood events?	Yes	<p>All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome: Green</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>Unlikely to generate noise pollution.</p> <p>Mitigation:</p> <p>n/a</p>
	19b) Would development avoid creation of noise pollution?	n/a	

			RAG outcome: Green
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Site number 1, Chapelville, Brenkley Court, Seaton Burn			Potential Use 1) Residential
Total Site Area (ha): 0.28	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Current use on site is residential, so a proposed new use of residential here would not create significant impacts on the economy. Mitigation: RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Residential development will support jobs in construction and related industries. Mitigation:

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism in the Borough.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of the site for residential uses will help to deliver a range of new housing. Initial work on viability suggests that a decent level of affordable housing can be provided, helping to meet the identified need in the north west of the borough. Mitigation: Ensure planning policies are applied to provide high quality design and affordable housing. RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and local shops including a Post Office
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: Petrol Interceptor
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Green

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	remains remote from the Metro system. However there is excellent access to the trunk road network. Adequate access to local facilities and services but remote from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impacts of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Although adjacent to designated open space, the site is not designated as such. It is not located within the Green Belt. The site is within the 300m catchment of accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is in the north west of the borough, in a residential area, surrounded by Green Belt. Seaton Burn has both historic stone buildings and modern brick, all of a similar height and density. The site is within the setting of heritage assets, but it is considered that development in this location would not have an adverse impact on them.</p> <p>Mitigation:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes na	Comments: No current flooding issues
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: All development carried out within current national framework to ensure flood risk is not increased elsewhere.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation:

	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments:
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation:
			RAG outcome: Amber

Site number 2, Grieves Row, Dudley		Potential Use 1) Residential	
Total Site Area (ha): 2.83	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: None</p> <p>RAG outcome: Amber</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries, and also bring new residents to sustain prosperity of a well-connected area.</p> <p>Mitigation: None.</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part		
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes			
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part			

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism in Borough.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of existing employment land for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		Initial assessment suggests that the site is viable and will be able to meet needs for affordable housing.
			Mitigation: Ensure planning policies are applied to provide high quality design and affordable housing.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of the existing employment land for residential in this area could have a positive impact to the existing community but the proximity of the site to existing large industrial chemical factory has a dominating impact on the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation: Ensure contributions for healthcare facilities.</p> <p>RAG outcome: Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments: Good access to local shops with a Post Office, library and GP all within 500m of the site and it has a bus stop less than 250m from the site.</p> <p>Mitigation: -Green</p> <p>RAG outcome: Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Petrol Interceptor
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well located for existing bus routes although remote from the Metro system. Whilst being some way from a town/district centre there are a good range of local services and facilities available in Dudley. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed including successful resolution of access arrangements.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction
	14b) Can development help to minimise waste generation?	In part	

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Although adjacent to open space, the site is not designated as such. It is not located within the Green Belt. It is also within the 300m catchment of accessible greenspace, but it is of a low quality.</p> <p>Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	n/a	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site is located in the north west of the borough, in Annitsford, which has Green Belt to the west and south. Surrounding the site is housing, industrial units and open space. There are buildings from a variety of periods, all of a similar density and height. Residential on this site would not be out of keeping with the landscape providing the mitigation was followed. There are no heritage constraints on this site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen flooding problems. No known flood event on site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
			Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whist potentially contaminated the site is currently in beneficial use. Potential increase in the levels of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential risk of aircraft noise which can be mitigated through good design. Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors
			RAG outcome: Green

Site number 2, Grieves Row, Dudley		Potential Use 2) Employment	
Total Site Area (ha): 2.83	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Continuation of employment uses on this site would sustain the Borough's economy.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment land use on this site directly supports the objective.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support jobs; however the immediate area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: none
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on the Borough's tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development/redevelopment of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area.
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Some local services nearby and open space which would provide useful to the workforce. Mitigation would need to reflect the open space designation
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Petrol Interceptor RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes although remote</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	from the Metro system. Whilst being some way from a town/district centre there are a good range of local services and facilities available in Dudley. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: Although adjacent to open space, the site is not designated as such. It is not located within the Green
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		Belt. It is also within the 300m catchment of accessible greenspace, but it is of a low quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in the north west of the borough, in Annitsford, which has Green Belt to the west and south. Surrounding the site is housing, industrial units and open space. There are buildings from a variety of periods, all of a similar density and height. The site is currently in employment use, therefore the proposed development is already established in the local landscape. There are no heritage constraints on this site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen flooding problems. No known flood events on site.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so

	versatile agricultural land?		<p>determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include noise insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 3, Annitsford Farm, Annitsford		Potential Use 2) Employment	
Total Site Area (ha): 17.54		Ward: Weetslade	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Employment land use in this location would positively impact on this objective. Although not in a town centre or existing employment area, the location is well-connected and could contribute positively to the economy. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment land uses would provide employment opportunities.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: none
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a
	7b) Will the development create a quality environment in which	In part	

strong identities and high levels of participation in community activities.	to live and/or work?		detrimental impact on creating a harmonious community.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Some local services nearby and open space which would provide useful to the workforce. Mitigation would need to reflect the open space designation
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: There is potential for run-off from the site entering the nearby watercourses & waterbodies
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Petrol Interceptor RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is remote from</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	the Metro system. Although there are small number of existing services within easy reach the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services and provision of walking and cycling links. The scale of development and number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced.</p> <p>Explore options to provide additional/re-routed bus services. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse	13a) Would development avoid potential damage to designated	No	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		A small part of the south east of the site is a designated Local Wildlife Site, and the remainder of the east boundary is immediately adjacent to a LWS. Residential development here could serve to disturb the LWS and compromise wildlife movement to and from it.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	Mitigation: As a large site, there could be opportunities to leave those most sensitive parts undeveloped and incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst a greenfield site, it is not formally designated as open space or located in the Green Belt. It is also within the 300m catchment of accessible greenspace, but it is of a low quality.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: This site located within Annitsford in the north west of the borough. It is a greenfield site to the north east of a residential area. Whilst the site does</p>
	16b) Would the development avoid having a significant impact on	No	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		contribute to the landscape, development in this location could be appropriate. However, the strong residential grain surrounding the site would not create the ideal setting for an employment site. The site is within the setting of heritage assets, but it is considered that development in this location would not have an adverse impact on them.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: No reported flooding on site or the surrounding areas. Sandy's Letch to the north, body of water to the east which feeds into Seaton Burn. Parts of the north of the site in Flood Zone 2 and 3. Mitigation: Yes. Body of water has potential to be used as an attenuation pond. Also there are nearby water
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		courses. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	n/a	Comments: Land not currently contaminated but development would not increase contamination levels. Within agricultural land however not the best and most versatile. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by aircraft noise. No increase in noise levels from development. Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors
	19b) Would development avoid creation of noise pollution?	Yes	

			RAG outcome: Green
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Site number 3, Annitsford Farm, Annitsford		Potential Use 1) Residential	
Total Site Area (ha): 17.54	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential development, whilst having some economic benefits, has no direct links to the above objectives. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism in Borough.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of strategic greenfield site for residential use will help to deliver a wide range and mix of housing making a significant impact to to meet identified needs in this area. Initial assessment suggests that the site is viable and will be able to meet requirement for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:
			RAG outcome: Green

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Greenfield site surrounded by residential and open space. If appropriate integration of the scheme to the existing residential areas can be achieved this could still create a quality environment in which to live.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The current site is a greenfield but it is close to the established community of Annitsford/Dudley and the size of development would encourage future increase in the existing or creation of new facilities to serve the local area.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Due to the number of potential units it would be expected that there would be additional facilities or improvements to existing facilities to respond to the rise in population in the area and therefore accommodate their needs.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	Yes	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		There is potential for run-off from the site entering the nearby watercourses & waterbodies
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Petrol Interceptor & establish flow paths within site
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is remote from the Metro system. Although there are small number of existing services within easy reach the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services and provision of walking and cycling links. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Explore options to provide additional/re-routed bus services. Impacts of development to be assessed through a Transport Assessment with specific</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			<p>schemes to tackle identified issues proposed.</p> <p>Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>A small part of the south east of the site is a designated Local Wildlife Site, and the remainder of the east boundary is immediately adjacent to a LWS. Residential development here could serve to disturb the LWS and compromise wildlife movement to and from it.</p> <p>Mitigation:</p> <p>As a large site, there could be opportunities to leave those most sensitive parts undeveloped and incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.</p> <p>RAG outcome: Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst a greenfield site, it is not formally designated as open space or located in the Green Belt. Whilst it is in the catchment to existing greenspace, it is of a low quality and value.</p> <p>Mitigation: As part of the development ensure good quality</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	In part	

	space?		greenspace is provided. Consider access through the site to key areas of open space.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site located within Annitsford in the north west of the borough. It is a greenfield site to the north of a residential area. Whilst the site does contribute to the landscape, housing here would not be out of keeping with the surrounding area providing the mitigation is followed. The site is within the setting of heritage assets, but it is considered that development in this location would not have an adverse impact on them.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Mix of Sources	Parts of the site are within FZ2&3 and vulnerable to surface water flooding. There are sequentially preferable sites. Development in areas of flood risk has the possibility to worsen flooding problems.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Design around FZ3 and where possible FZ2. More investigation Potential improvements to Sandy's Letch could mitigate this.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potential contamination on site. Could bring contaminated land back into use. Green field site. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	In part	Contact contaminated land officer to find out about constraints.

	versatile agricultural land?		RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by aircraft noise. No increase in noise levels from development.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors.
			RAG outcome: Green

Site number 4, Land west of Camperdown Industrial Estate, Killingworth Way, Killingworth		Potential Use 1) Residential	
Total Site Area (ha): 8.14	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: As a current greenfield site, housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Viability will play a significant part in the proportion of affordable housing but initial assessment suggests that a significant proportion can be provided.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Ensure policies are applied to provide high quality design and affordable housing.
			RAG outcome:

			Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Site bordered by Killingworth Way (A1056), A189 and the East Coast Main Line. Industrial Estate to the east of the site all give the impression it would a very insular development if it was brought forward.</p> <p>Mitigation: The contribution to safety will depend on the degree that this is built into the design of new developments.</p> <p>RAG outcome: Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m.</p> <p>Mitigation:</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	

inequalities.	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: This remote site would not be large enough to support its own facilities and would have access issues for residents to use facilities in West Moor/Killingworth/Camperdown
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Contribution to current facilities, improved public transport RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site could drain into Network Rails drainage infrastructure which in turn enters the Whitehouse Burn
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site</p> <p>RAG outcome:</p> <p>Amber</p>
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is poorly located being remote in relation to existing services and facilities. Although there is a bus stop in close distance the access to the site is very constrained being tightly bordered by the ECML, A189 and A1056. There may be opportunity for link to Whitehouse Farm footpaths. Access, both vehicular and pedestrian, to the site is of major concern. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Potential resolution if satisfactory access to the site can be configured.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Although site is not a designated wildlife site, it does have some biodiversity value, as set out by the biodiversity officer.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	Mitigation: Opportunity for small scale green space provision within the site to support biodiversity.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation:

			<p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Although the site is greenfield, it is not designated as open space or located within the Green Belt. It is also outside the 300m catchment of accessible greenspace.</p> <p>Mitigation: The development should provide accessible greenspace of a high quality.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located on the boundary between North</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	Tyneside and Newcastle and provides an open view across agricultural fields. This is consistent with the rural landscape character found in the north west of the borough. To the east of the site is an industrial area whilst to the south a large new area of housing has been given consent. There are no heritage constraints on this site. Whilst the site as it is contributes to the landscape, a carefully designed housing development could also be successful here. Proposed development should follow the mitigation to ensure a negative impact does not occur.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen flooding problems. Although no
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			<p>known flooding issue on site, East Coast mainline has experienced flooding problems in the past which they are/were looking to mitigate.</p> <p>Mitigation:</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	<p>Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated site is currently farmed. Potential increase in levels of contamination would be mitigated against.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	

			<p>presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Amber</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Given the sites proximity to the A189 and mainline railway there will be no additional noise pollution from the development. However, users of a new development may experience noise problems.</p> <p>Mitigation: Any development would require effective on site mitigation measures</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 4, Land west of Camperdown Industrial Estate, Killingworth Way, Killingworth		Potential Use 2) Employment	
Total Site Area (ha): 8.14	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: New employment land in a well located area would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: none
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for establishment of usable green space.

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: Not easy to access and rather insulated development without easy access to facilities
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site could drain into Network Rails drainage infrastructure which in turn enters the Whitehouse Burn
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is poorly located being remote in relation to</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	No	<p>existing services and facilities. Although there is a bus stop in close distance the access to the site is very constrained being tightly bordered by the ECML, A189 and A1056. There may be opportunity for link to Whitehouse Farm footpaths. Access, both vehicular and pedestrian, to the site is of major concern. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Potential resolution if satisfactory access to the site can be configured. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Red</p>

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Although site is not a designated wildlife site, it does have some biodiversity value, as set out by the biodiversity officer.</p> <p>Mitigation: Opportunity for small scale green space provision within the site to support biodiversity.</p> <p>RAG outcome: Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	No	

			greenhouse gas emissions is likely to increase.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Although the site is greenfield, it is not designated as open space or located within the Green Belt. It is also outside the 300m catchment of accessible greenspace.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	Mitigation: The development should provide accessible greenspace of a high quality.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located on the boundary between North Tyneside and Newcastle and provides an open view across agricultural fields. This is consistent with the rural landscape character found in the north west of the borough. To the east of the site is an industrial area whilst to the south a large new area of housing
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			has been given consent. There are no heritage constraints on this site. Whilst the site currently contributes to the landscape, a carefully designed employment site could also be successful here and act as a continuation in the landscape from the neighbouring industrial estates at Sandy Lane and Camperdown.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Small area of site vulnerable to surface water flooding. Development in areas of flood risk has the possibility to worsen flooding problems. Although no known flooding issue on site, East Coast mainline has experienced flooding problems in the past which they are/were looking to mitigate.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
			Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potentially contaminated land into use. Greenfield site so mitigation necessary to avoid potential increase to level of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Greenfield site so employment land development could create noise pollution depending on the type of employment. Mitigation: Any development would require effective on site mitigation measures RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	In part	

Site number 5, Harvey Combe, Station Road, Killingworth

Potential Use 2) Employment

Total Site Area (ha): 7

Ward: Camperdown

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Current employment site that is located in close proximity to bus stops
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Site would support existing and potential jobs
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?		Comments: Currently outlined to employment
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?		RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on the Borough's tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:

	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Site lies within 750m of a town centre providing a complete range of community facilities with access to a bus stop within 250m. Mitigation: Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Red
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of	n/a	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is well located for existing bus routes, which also provide a direct link to Four Lane Ends Metro, and lies within walking distance of a town centre providing a complete range of community facilities. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: No significant changes if the site remains as employment.
	14b) Can development help to minimise waste generation?	n/a	Mitigation:

recycling and composting.			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is already developed and does not form part of the designated open space. The site is also outside of the Green Belt. Whilst it is inside the catchment for accessing greenspace, the provision available is of a low quality and value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: As part of the development, ensure good quality greenspace is provided. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The land is currently in employment use and the buildings on the site reflect this. They are grade II* listed British Gas Research Station and adjoining restaurant block. The use of these buildings as part of a new scheme would be preferable to secure the future use of these important assets and as they are
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			<p>landmark buildings by local architects. It could also be suitable for further development to occur on the site providing it was designed sensitively in response to the heritage assets.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Development in areas of flood risk has the possibility to worsen flooding problems.</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	<p>Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	<p>RAG outcome: Red</p>

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use as an existing employment site. Potential increase level of contamination would be mitigated against. Mitigation: Statutory requirements and licenses gained.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially increase in noise levels that would need appropriate mitigation. Mitigation: Statutory requirements and licenses gained.
	19b) Would development avoid creation of noise pollution?	n/a	
			RAG outcome: Green

Site number 5, Harvey Combe, Station Road, Killingworth **Potential Use 1) Mixed use (Residential-led)**

Total Site Area (ha): 11.00	Ward: Camperdown	

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: If employment site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: None</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area.</p> <p>Mitigation: None.</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>RAG outcome: Amber</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?		

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact, not in a tourist location.
			Mitigation: N/A
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will provide a range of new homes to help satisfy both market and affordable demand dependent upon implementation of policy.
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		Current assessment suggests that the viability of development is questionable.
			Mitigation: Implementation of policy to impact upon design, affordable mix and tenures. Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Current use is not detrimental to local environment and in isolation residential development may not integrate with the surrounding community. Mitigation: Site requires appropriate measures to ensure accessibility and linkages to Killingworth town centre RAG outcome: Amber
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	No	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Site lies within 750m of a town centre providing a complete range of community facilities with access to a bus stop within 250m. Mixed use development could provide facilities. Mitigation: Improve linkages to the town centre. RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	In part	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Site may contain hazardous materials
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments:
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy

			<p>use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes, which also provide a direct link to Four Lane Ends Metro, and lies within walking distance of a town centre providing a complete range of community facilities. Potential scale of development means that impacts on existing infrastructure would have to be assessed further.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation:

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Green
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is already developed and does not form part of the designated open space. The site is also outside of the Green Belt. Whilst it is inside the catchment for accessing greenspace, the provision available is of a low quality and value. Mitigation: As part of the development, ensure good quality greenspace is provided.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
			RAG outcome: Green

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is part of Station Road Industrial Estate.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	These buildings tend to be large in size and low in height. Also on the site are grade II* listed heritage assets, which could be incorporated into a development that could be beneficial. These are landmark buildings by local architects and surrounding development should not detract from their significance.
			Mitigation: Suitable scheme would require careful design to ensure the protection of the grade II* assets. Seek the input of Historic England is scheme development. RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	Mix of Sources	Development in areas of flood risk has the possibility to worsen flooding problems.

	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use as an existing employment site. However, residential/mixed use development may require remediation to remove the potential contamination. Overall the impact is positive. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			<p>presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: The potential impacts from ECML and adjacent industrial estates would impact on residential development.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 6, Stephenson Industrial Estate West, Killingworth		Potential Use 2) Employment	
Total Site Area (ha): 7.30		Ward: Camperdown	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Current employment site that is located in close proximity to bus stops.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Site would support existing and potential jobs
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Use as employment land supports the economy and employment levels, and is situated in an area with some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism in the Borough.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Site lies within 750m to 1km of a town centre providing a complete range of community facilities with access to a bus stop within 250m. Mitigation: Increase linkages to the town centre so that access is not prohibitive.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes whilst remote from the Metro system good links are in place. Site lies within reasonable walking distance of a limited number of services and facilities with Killingworth town centre around 1km away. Site is already in use
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		No significant changes if the site remains as employment.
	14b) Can development help to minimise waste generation?	n/a	Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is currently brownfield land and is out side of the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Connections through the site should also be considered.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site forms part of Stephenson Industrial Estate, where there are a variety of units, generally one or two stories high. Although industrial, it has green
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		boundary treatments like the surrounding area. Also located here are three non-designated heritage assets. All of the heritage assets should be incorporated into any future scheme. Providing new development is of a similar height and density it should not have a negative impact on the landscape or heritage assets.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Very small percentage of the site vulnerable to surface water flooding. Site is previously developed land so development of a different use is unlikely to worsen situation. Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	

	from historic flooding incidents or an area of identified flood risk)		and down stream from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however the surrounding land use is made up of an industrial estate.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 6, Stephenson Industrial Estate West, Killingworth **Potential Use 1) Mixed use (Residential-led)**

Total Site Area (ha): 7.30	Ward: Camperdown	

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: No possible mitigation on site basis. However, if employment land was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use	In part	RAG outcome: Amber

	development sites to support a varied and robust economy?		
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: None</p> <p>RAG outcome: Amber</p>
	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area.</p> <p>Mitigation: None.</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes		
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a		

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: No link to Borough's tourism.
			Mitigation:
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Part development of existing employment land for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

to meet their needs, including affordable homes.			<p>the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Currently employment site surrounded by other employment uses and the East Coast Main Line. Access to Killingworth Lake to the north.</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Killingworth town centre is within 1km and there is a Post Office and primary school within 500m of the site. Mixed use development could provide facilities. Mitigation: Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	In part	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Site may contain hazardous materials
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy

			<p>use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes whilst remote from the Metro system good links are in place. Site lies within reasonable walking distance of a limited number of services and facilities with Killingworth town centre around 1km away. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced.</p> <p>Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access</p>

			across development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is currently brownfield land and is out side of the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			<p>Mitigation:</p> <p>Connections through the site should also be considered.</p>
			<p>RAG outcome:</p> <p>Green</p>

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site forms part of Stephenson Industrial Estate, where there are a variety of units, generally one or two stories high. Although industrial, it has green boundary treatments like the surrounding area. Also located here are three non-designated heritage assets. The site is in close proximity to established residential areas, therefore this type of development would not be out of context in the landscape. All of the heritage assets should be incorporated into any future scheme.</p> <p>Mitigation:</p> <p>Well-designed scheme that responds to site constraints is required.</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Very small percentage of the site vulnerable to surface water flooding. Site is previously developed</p>
	If no, which type?	Surface	
		Water	

	17b) Is the site free from historic recorded flood events?	Yes	land so development of a different use is unlikely to worsen situation.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Residential/mixed use development would not increase contamination.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design

			and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise pollution. Residential development could be affected by industrial estate and rail line. Mitigation: Any development would require effective on site mitigation measures. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 7, Stephenson Industrial Estate East, Killingworth

Potential Use 2) Employment

Total Site Area (ha): 5.42

Ward: Camperdown

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Current employment site that is located in close proximity to bus stops.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Site would support existing and potential jobs
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Use as employment land supports the economy and employment levels, and is situated in an area with some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Site lies within 750m of a town centre providing a complete range of community facilities with access to a bus stop within 250m. Mitigation: Increase linkages to the town centre so that access is not prohibitive.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes, whilst remote from the Metro system good links are in place. Site lies within reasonable walking distance of Killingworth town centre which offers a full range of facilities. Site is already in use for employment and
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			transport infrastructure will be able to cope with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: No significant changes if the site remains as

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	n/a	employment.
			Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This brownfield site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the Stephenson Industrial Estate where there are a variety of units, generally one or two stories high. Located here is a locally registered heritage asset, as well as being in the setting of another. The heritage asset on the site
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>should be incorporated into future development as should the setting of the other. Providing new development is of a similar height and density it should not have a negative impact on the landscape or heritage assets. Development that presents a more cohesive design has the potential to improve the current view presented to passers by.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: Very small percentage of the site vulnerable to surface water flooding. Site is previously developed land so development of a different use is unlikely to worsen situation.</p> <p>Mitigation: Through development of the site an effective SUDs solution can solve and improve flooding issues on</p>
<p>If no, which type?</p>	<p>Surface Water</p>		
<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>		
<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>In part</p>		

	from historic flooding incidents or an area of identified flood risk)		and down stream from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however this site is already within a working industrial estate.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 7, Stephenson Industrial Estate East, Killingworth **Potential Use 1) Mixed use (Residential-led)**

Total Site Area (ha): 5.42	Ward: Camperdown	

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments:</p> <p>A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.</p> <p>Mitigation:</p> <p>If employment land was lost ensure that there is sufficient supply of sustainable employment sites across borough.</p> <p>RAG outcome:</p> <p>Amber</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: none
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to Borough's tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Part development of existing employment land for residential use will help to deliver an appropriate range and mix of housing to meet identified needs.
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Current Industrial Estate surrounded by other industrial units. The site does have close access to Killingworth Lake to the north and there is residential on the south side over the East Coast Main line. Should surrounding area remain industrial in nature, this could mean a character of area that is not completely suitable for housing.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.

			RAG outcome: Amber
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close to Killingworth town centre and a good bus service but not near a Metro Station. Mixed use development could provide facilities. Mitigation: n/a
	9b) Is the site easily accessible and well served by public transport?	Yes	

their needs.			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site may contain hazardous materials
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation:
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

through more efficient use of resources.			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well located for existing bus routes, whilst remote from the Metro system good links are in place. Site lies within reasonable walking distance of Killingworth town centre which offers a full range of facilities. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further.</p> <p>Mitigation: Travel Plan for site will need to be produced.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	No	

	growth?		<p>Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This brownfield site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Mitigation: n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the Stephenson Industrial Estate where there are a variety of units, generally one or two stories high. Located here is a locally registered heritage asset, as well as being in the setting of another. In close proximity are established residential areas, therefore this type of development would not be out of context with the surrounding landscape. The heritage asset on the site should be incorporated into future development as should the setting of the other. Mitigation: Well-designed scheme that responds to site constraints is required. RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Surface Water	Very small percentage of the site vulnerable to surface water flooding. Site is previously developed land so development of a different use is unlikely to worsen situation.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through development of the site an effective SUDs solution can solve and improve flooding issues on and down stream from the site.
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potentially could be affected by noise from industrial estate and rail line. No increase in noise levels from residential development.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 8, West Moor, Benton Lane, West Moor			Potential Use 1) Residential
Total Site Area (ha): 2.55	Ward: Longbenton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: This site is allocated as employment land in the UDP. However, as a current greenfield site that is disconnected to nearby employment land, housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would

jobs.			support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation: none RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site viability will impact on the amount of affordable housing delivered but initial assessment suggests that a significant proportion can be provided.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

			Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments:</p> <p>Although a greenfield site this site is surrounded by residential development and is adjacent to a community centre with sports pitches and play facilities.</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

reduce health inequalities.	8c) Would development avoid loss of existing open space?	Yes/Yes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is adjacent to a community centre with sports pitches and play facilities. There is also nearby shops at the west end of Great Lime Road.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: The site is well served by bus routes which also provide good links to Four Lane Ends Metro station. There are a limited number of services in the immediate vicinity but Killingworth town centre is reasonably close and easily accessible by bus. Scale of possible development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189 and addressing access to the site.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed including successful resolution of access arrangements.

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not protected but is in between the SLCI at West Moor Meadow and Gosforth Park.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	Mitigation: Opportunity for small scale green space provision within the site to encourage biodiversity and retain any links that may exist. RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help

			<p>ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst a greenfield site, it is not designated as open space and is located outside of the Green Belt. It does adjoin an area of designated open space. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This is a greenfield site adjacent to the boundary with Newcastle. It does contribute to the small green approach into the borough, but residential development to the north and east is visible. Low scale housing could be appropriate in this case, as found in the surrounding area. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site, and surrounding area, is identified as vulnerable to surface water flooding and in an area of known historic flooding. Potential to mitigate some of the surface water impacting on highway.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	A SUDs scheme would need to eliviate flooding issues. Also to work with other NWL projects in the area. Development could also avoid the southern half of the site which is identified as flooding area. Site has potential to mitigate possibility of flooding
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	n/a	Comments: Would not bring contaminated land back into use but would help to avoid the los of the areas best and most versatole agricultural land.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated.
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by noise from

	19b) Would development avoid creation of noise pollution?	n/a	<p>industrial estate and road traffic. No increase in noise levels from residential development.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Green</p>
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Site number 8, West Moor, Benton Lane, West Moor		Potential Use 2) Employment	
Total Site Area (ha): 2.55		Ward: Longbenton	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this existing employment land, in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: none
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: no link to tourism
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	No	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		There are some local shops in close vicinity of the site but it further than a km to the nearest centre. Close access to bus stops and main highway network is a positive. Mitigation: -Amber RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Red
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	No	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: The site is well served by bus routes which also provide good links to Four Lane Ends Metro station. There are a limited number of services in the
	12b) Is there a range of services and facilities within a reasonable	In part	

best use of existing transport infrastructure.	distance?		<p>immediate vicinity with Killingworth town centre reasonably close and accessible by bus. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure including impacts on A188/A189 and addressing access to the site.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed including successful resolution of access arrangements.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not protected but is in between the SLCI at West Moor Meadow and Gosforth Park.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	<p>Opportunity for small scale green space provision within the site to encourage biodiversity and retain</p>

			any links that may exist.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open space and is located outside of the Green Belt. It does adjoin an area of designated open space. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This is a greenfield site adjacent to the boundary with Newcastle. It does contribute to the small green approach into the borough; but there are visible residential development to the north and east, and office blocks to the south. Low scale office development, or similar, that is well designed for this prominent site could be appropriate in this
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			case, as found in the surrounding area. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site, and surrounding area, is identified as vulnerable to surface water flooding and in an area of known historic flooding. Potential to mitigate some of the surface water impacting on the local highway network. Mitigation: A SUDs scheme would need to eliviate flooding issues. Also to work with other NWL projects in the area. Development could also avoid the southern half of the site which is identified as flooding area. Site has potential to mitigate possibility of flooding
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation required to ensure no increase in contamination. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Surrounding area is made up of highways and residential so development would n Mitigation:
	19b) Would development avoid creation of noise pollution?	In part	

			Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number E008, Gosforth Business Park, Salters Lane, Longbenton		Potential Use 2) Employment	
Total Site Area (ha): 10.90	Ward: Longbenton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Employment uses in this employment area, that is well located, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation. Mitigation: n/a
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Amber
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Surrounded by other employment sites and support shared services in the area and clustering could help foster community cohesion in the area for employees with appropriate mitigation.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
			Mitigation:

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	No	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Ensure the open space is protected and linkages are provided that are of a benefit to the existing open space and surroundings to provide an attractive area for those employed on the site and desirable place to invest. Not close to local facilities but bus Mitigation: Increase linkages to the town centre so that access is not prohibitive. Amber RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well served by existing bus routes, which also give</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	No	access to the Metro system. However the site is remote from services and facilities with mainly other employment uses in the locality. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure including impacts on A188/A189 and addressing access to the site..
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Although site is not a designated wildlife site, it does have some biodiversity value, as set out by the biodiversity officer.
	13b) Would development avoid fragmentation of habitats and/or	In part	

wildlife sites and protected species.	landscapes?		Mitigation: Opportunity for small scale green space provision within the site to encourage biodiversity.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	Yes	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		Whilst the site is greenfield and in close proximity to a nature reserve, it is not designated open space. It is also not located in the Green Belt. Whilst the site is located within the 300m catchment for accessible greenspace, it is only of a low quality
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible greenspace should be included as part of a new development.
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	RAG outcome: Green
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			Comments: The site is an undeveloped area of employment land surrounded by office and light industrial units. The site is in the setting of an heritage asset, but development here would not harm its significance. Further employment uses of a similar nature would not have an adverse impact on this surrounding layout, providing it is of a similar height and density.
			Mitigation: Amber

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Localised flooding problems known. Culverted water courses to the south and east. Also to the west is Flood Zone 2 and 3.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Potential to improve which would require improvement to be made outside of the site boundary to existing culverted water courses.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land into use. Greenfield site so mitigation required to avoid increase levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: Detailed site investigation required with a proposed sensitive end use.

	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment developed. Development would need to be sensitive to surrounding residential development. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	In part	

Site number E008, Gosforth Business Park, Salters Lane, Longbenton

Potential Use 1) Residential

Total Site Area (ha): 10.90

Ward: Longbenton

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	<p>Comments:</p> <p>Although a current greenfield site, this site is allocated employment land surrounded by existing employment uses. Housing development here could have the potential to harm those existing uses.</p> <p>Mitigation:</p> <p>RAG outcome:</p> <p>Red</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments:</p> <p>An increase and diversification in population would support employment opportunities. Jobs</p>

			created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site has potential to deliver a significant number of new homes and initial assessment suggests that a good proportion of affordable housing can be provided.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation: RAG outcome:

			Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The land is greenfield but appearing to be largely unmanged and not very attractive. The site is surrounded by other fields the A189 gosforth business park and other large industrial units.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: This is an isolated site by the nature of its surrounding uses. There are facilities in the vicinity but they are not considered easily accessible (with most over 1km away) but access to buses is good.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Amber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, which also give access to the Metro system. However the site is remote from services and facilities with mainly employment land in the locality. Scale of development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189 and addressing access to the site..
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.

			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Although site is not a designated wildlife site, it does have some biodiversity value, as set out by the biodiversity officer. Mitigation: Opportunity for small scale green space provision within the site to encourage biodiversity. RAG outcome: Amber
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help
	14b) Can development help to minimise waste generation?	No	

			<p>ensure reduced levels of construction waste.</p> <p>Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst the site is greenfield and in close proximity to a nature reserve, it is not designated open space. It is also not located in the Green Belt. Whilst the site is located within the 300m catchment for accessible greenspace, it is only of a low quality</p> <p>Mitigation:</p> <p>High quality, accessible greenspace should be included as part of a new development.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site is an undeveloped area of employment land surrounded by office and light industrial units.</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		The site is in the setting of an heritage asset, but development here would not harm its significance. Housing could be appropriate here and although it would change the character of the area, it would have a neutral impact on the landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Localised flooding problems known. Culverted water courses to the south and east. Also to the west is Flood Zone 2 and 3.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A SUDs scheme would need to eliviate flooding issues. Also to work with other NWL projects in the area. Identified areas of flood risk are disperced across the site so it will be difficult to avoid all areas through design. However, some areas should be a

			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase in level of contamination would be mitigated against. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by noise pollution from industrial estate and road traffic. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective on site mitigation measures. RAG outcome:

			Green
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Site number 10, Longbenton Foods, Benton Road, Longbenton			Potential Use 1) Residential
Total Site Area (ha): 10.13	Ward: Longbenton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Loss of jobs due to loss of existing employment site.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Initial assessment suggests that a good proportion of affordable housing can be provided.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation:

including affordable homes.			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently a industrial sie surrounded by other employment uses and vacant land. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities.

inequalities.			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Although this site is within 500m to 750m of local shops it is over 750m from every other facility that is scored such as supermarkets, schools, GP surgeries etc. so it has received an Amber rating for its isolated position. Mitigation: -Amber RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, which also give access to the Metro system. However the site is remote from services with very limited facilities available in West Moor. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site but is adjacent to Gosforth Park. As a current brownfield site mostly bordered by main road it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented or disturbed by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help</p>
	14b) Can development help to minimise waste generation?	In part	

			<p>ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located in an area of employment land. Whilst there is a large factory on the site, it is low in height and well screened from the road. There are no</p>
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		heritage constraints on this site. Housing could be appropriate here and would have a neutral impact on the landscape, providing the mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	A SUDs scheme would need to eliviate flooding issues. Also to work with other NWL projects in the area.
			RAG outcome: Amber

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in beneficial use. Potential increase in level of contamination would be mitigated against.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>Potentially could be affected by industrial estate and road traffic. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	Yes	
			<p>Mitigation:</p> <p>Any development would require effective on site mitigation measures.</p> <p>RAG outcome:</p> <p>Green</p>

Site number 10, Longbenton Foods, Benton Road, Longbenton		Potential Use 2) Employment	
Total Site Area (ha): 10.13		Ward: Longbenton	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this existing employment land, in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: Not close to local facilities but bus stops are nearby.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Amber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No significant changes if the site remains as employment.
	11b) Could development help to minimise emissions of	n/a	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Well served by existing bus routes, which also give access to the Metro system. However the site is remote from services with very limited facilities available in West Moor. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>In part</p>	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site but is adjacent to Gosforth Park. As a current brownfield site mostly bordered by main road it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented or disturbed by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No significant changes if the site remains as employment. Mitigation:
	14b) Can development help to minimise waste generation?	n/a	

recycling and composting.			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in an area of employment land. Whilst there is a large factory on the site, it is low in height and well screened from the road and therefore not a major feature in the landscape. There are no heritage constraints on this site. Employment uses would be appropriate here as this is already an established area for this type of development. A scheme for a similar height and
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			<p>desnity would continue to have a neutral impact on the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Small area of the site vulnerable to flooding. Localised flooding problems. As the site is brownfield, improvements could be made to attenuate the surface water going into the local network.</p> <p>Mitigation:</p> <p>In part. There is a potential here for the a reduction in the discharge rates in extreme storm events, with the suitable mitigation.</p> <p>RAG outcome: Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Majority of site is used as a factory and would therefore be less sensitive to
	19b) Would development avoid creation of noise pollution?	In part	

Site number E010, Balliol East, Benton Road, Longbenton			Potential Use 1) Residential
Total Site Area (ha): 22.97	Ward: Longbenton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	<p>Comments:</p> <p>This site is allocated employment land in the UDP. However, it has not been developed for employment uses and it is considered that housing here would not adversely affect the adjacent employment sites. Housing development here would have no direct sign</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Not Applicable</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments:</p> <p>An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p>

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site has potential to deliver a significant number of new homes and initial assessment suggests that a good proportion of affordable housing can be provided. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		The current greenfield site and is surrounded by a brand new office park to the south and residential to the north and east. With appropriate mitigation this site could become more attractive to create a harmonious, crime free neighbourhood with a strong
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Large scheme of approximately 583 units that could accommodate new facilities within the development to serve the new community or compliment existing facilities within the adjacent business park. Ideally existing facilities would be expanded and improved
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Additional facilities would need to be required to accommodate the needs of the new population but alternatively facilities could be improved or expanded within the existing centre of Forest Hall.Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	Yes	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In Part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: The adjacent employment areas are well served by existing bus routes, which also give access to the Metro system. However the site remains remote from services and facilities with the district centre at Forest Hall difficult to access despite short 'as-the-crow-flies' distance. Potential scale of development means that impacts on existing transport infrastructure would have to be assessed further including impacts on A188/A189 and addressing access particularly residential development in context of the wider site.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a

	growth?		<p>Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to the surrounding network.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: A designated SLCI is within the northern part of this site and Longbenton Letch runs along the southern part. Both areas have the potential to feature protected species that development could disturb and harm.</p> <p>Mitigation: As a large site, there could be opportunities to leave those most sensitive parts undeveloped.</p> <p>RAG outcome: Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	Comments: Whist a greenfield site, only a small area is designated as open space. It is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Retain the areas of designated open space.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This is a greenfield site located close to the boundary with Newcastle. Although associated with a farm, there is office and residential development around it. Non-designated traditional farm buildings are located on the site and their inclusion in future development could be beneficial for them. As there is retail development within close proximity of the site, residential development here may not be out of context with the surrounding landscape and have a neutral impact. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are
	If no, which type?	Mix of	

		Sources	identified as vulnerable to surface water flooding and in an area of known historic flooding. The southern end of the site around the Letch is also EA Flood Zone 2 and 3, however, this will be simple to avoid through site design.
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Avoid areas of FZ 2 and 3 through site design. See comments from the EA RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potentially contaminated site. Current greenfield use not agricultural land. Potential increase in level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential noise pollution from industrial estate and road traffic. Residential development would not increase noise levels.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number E010, Balliol East, Benton Road, Longbenton		Potential Use 2) Employment	
Total Site Area (ha): 22.97	Ward: Longbenton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this employment land, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: none
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No impact on tourism
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		community.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The southern section of the site is a existing office park and the additional development of this site for employment use could help bring potential benefits of clustering workers to provide facilities to meet their needs within close proximity due to the
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: The adjacent employment areas are well served by existing bus routes, which also give access to the Metro system. However the site remains remote from services and facilities with the district centre at Forest Hall difficult to access despite short 'as-the-crow-flies' distance. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure including impacts on A188/A189 and addressing access.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to the surrounding

			network. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: A designated SLCI is within the northern part of this site and Longbenton Letch runs along the southern part. Both areas have the potential to feature protected species that development could disturb and harm. Mitigation: As a large site, there could be opportunities to leave those most sensitive parts undeveloped. RAG outcome: Red
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	<p>Comments: Whist a greenfield site, only a small area is designated as open space. It is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Retain the areas of designated open space.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: This is a greenfield site located close to the</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	boundary with Newcastle. Although associated with a farm, there is office and residential development around it. Non-designated traditional farm buildings are located on the site and their inclusion in future development would be beneficial for them, however their setting should also be respected as part of the design. An appropriate development of this type could be designed for this site, that follows the good examples set in the surrounding employment areas.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. The southern end of the site around the Letch is also EA
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	

			Flood Zone 2 and 3, however, this will be simple to avoid through site design.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: Avoid areas of FZ 2 and 3 through site design. See comments from the EA
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation required to ensure no increase in contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results

			from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Development would need be sensitive to surrounding residential area. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	In part	

Site number 13, Site at Station Road, Forest Hall			Potential Use 1) Residential
Total Site Area (ha): 0.62	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site is in area of high demand and has potential to make a good contribution towards affordable housing provision. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		The school site offers a community facility and friendly environment for the area. It is surrounded by residential properties and a church. The development of residential on the site would could create a quality environment to live and with mitigation it
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	Yes	Ensure contributions for healthcare facilities.
		Yes	RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Forest Hall and local facilities via foot, bus or Metro.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Petrol Interceptor
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Excellent access to public transport network, both</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	bus and Metro, with a full range of local facilities and services in the immediate vicinity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated open space or located in

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	the Green Belt. Whilst the site is within the catchment for accessing existing green space, it is of a low quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Development should provide existing greenspace of a high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is within the leafy suburb of Benton and has many dwellings which characterise this early suburban development. A non-designated heritage asset is located on the site and is easily visible from the neighbouring Conservation Area, but is surrounded by modern buildings. Sensitively designed development could improve the setting of this asset and complement the surrounding landscape. Mitigation: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. Nearby to one culverted (Longbenton Letch) watercourse. Mitigation: A SuDS scheme would need to alleviate flooding issues. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	

	versatile agricultural land?		<p>determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: No noise pollution. Residential development would not increase noise levels.</p> <p>Mitigation: N/A</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	Yes	

Site number 13, Site at Station Road, Forest Hall			Potential Use 2) Employment
Total Site Area (ha): 0.62	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		The site has close access to Forest Hall and other local shops nearby that would help meet the needs of the those employed on the site and with excellent access to both bus and Metro Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Petrol Interceptor RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	In part	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Excellent access to public transport network, both bus and Metro, with a full range of local facilities and services in the immediate vicinity. The limited scale of development and potential number of jobs</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

transport infrastructure.			generated would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: n/a RAG outcome: Green

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated open space or located in the Green Belt. Whilst the site is within the catchment for accessing existing green space, it is of a low quality.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Development should provide existing greenspace of a high quality. RAG outcome: Green
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets? 16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part No Comments: This site is within the leafy suburb of Benton and has many dwellings which characterise this early suburban development. It is considered that the strong residential grain surrounding the site would not create the ideal setting for an employment site. Also, non-designated heritage asset is located on the site. It is easily visible from the neighbouring Conservation Area, but is surrounded by modern buildings. Whist development could improve the setting of the asset, it may be more difficult to achieve a design that is coherent with the landscape when creating a scheme for employment use. Mitigation: Amber

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. Nearby to one culverted (Longbenton Letch) watercourse. Mitigation: A SUDs scheme would need to alleviate flooding issues. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A sensitive end use is required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	

use.	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 13, Site at Station Road, Forest Hall		Potential Use 3) Retail	
Total Site Area (ha): 0.62	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site would provide employment in this area. Whilst within the catchment of Forest Hall, it is somewhat detached from it and retail use here could serve to harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Retail use would support job creation; however the immediate area does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses will probably not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome:

			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

reduce health inequalities.			accessible green space, should workers want to use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: With the site so close to the existing district centre of Forest Hall this site has the potential to be an edge of centre site and bringing it forward for retail development could not only add to the existing offer at Forest Hall creating a greater or new
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
			Mitigation: Petrol Interceptor
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Excellent access to public transport network, both bus and Metro, with a full range of local facilities and services in the immediate vicinity. The limited scale of development and potential number of jobs generated would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Parking provision would need to satisfactory resolution.</p> <p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located</p>
	14b) Can development help to minimise waste generation?	In part	

			waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated open space or located in the Green Belt. Whilst the site is within the catchment for accessing existing green space, it is of a low quality. Mitigation: Development should provide existing greenspace of a high quality. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is within the leafy suburb of Benton and has many dwellings which characterise this early suburban development. It is considered that the strong residential grain surrounding the site would
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

<p>environment, maintaining and strengthening local distinctiveness and sense of place.</p>			<p>not create the ideal setting for a retail development on the site. A non-designated heritage asset is also located on the site. It is easily visible from the neighbouring Conservation Area, but is surrounded by modern buildings. Whilst development could improve the setting of the asset, it may be more difficult to achieve a design that is coherent with the landscape when creating a retail development.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>No</p> <p>Surface Water</p> <p>Yes</p> <p>Yes</p>	<p>Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding. Nearby to one culverted (Longbenton Letch) watercourse.</p> <p>Mitigation: A SuDS scheme would need to alleviate flooding</p>

	from historic flooding incidents or an area of identified flood risk)		issues. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?		Comments:

	19b) Would development avoid creation of noise pollution?		
			Mitigation:
			RAG outcome:

Site number 14, Land to the rear of Midhurst Road, Benton			Potential Use 2) Open Space, Leisure, Recreation (allotments)
Total Site Area (ha): 1.82	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant links to the above objective.
			Mitigation: n/a

			RAG outcome: Not Applicable
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: Development of open space in this area will have no significant impact on job levels. Mitigation:
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Not Applicable
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and	n/a	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of site for community open space or allotments will not make any impact on the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:

	7c) Will the development encourage the involvement of local people in community activities?	Yes	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Built sports facilities are within a suitable catchment. Using the site for open space will have a positive impact as it will further contribute to providing recreation areas.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure new open space is well established and maintained. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Maintaining this site in a use that it is designated for with excellent access to the Metro station and bus
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		stops make it a positive score.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: No development therefore no change in current situation.
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: If the site was re-used as allotments it would have no impact on climate change.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	
			Mitigation: Encourage use of sustainable building practices in

emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.			<p>development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Not Applicable</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Excellent access to both the local bus network and Metro system with a good range of services and facilities within reasonable distance. Use of the site as open space will not have any significant impact upon existing transport infrastructure however satisfactory pedestrian access will need to be provided.</p> <p>Mitigation: Provision of satisfactory pedestrian access to the site.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: If reused for allotments then composting onsite would help to reduce waste, however, as the site is not in use the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste .

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The majority of this site is designated as open space for use as allotments. The site is not located within the Green Belt. Whilst it is within the catchment for access to existing open space, it is of a low value and quality. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Development on this site would require replacement land to become available for allotments, within the same area of the borough. The scheme should also include high quality accessible greenspace. RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the green setting found in the Benton Conservation Area. It is designated as allotment open space in the UDP, and this use
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		would allow for a minimal change in the landscape. Currently the site is not very accessible, there is no visible remenant of the allotments or transformation into general public open space. This development could therefore have a positive impact as it would bring this area of designated open space into public use. It would need to be of a high standard and well maintained for this to occur.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding close to Longbenton Letch. Mitigation: A SuDS scheme would need to alliviate flooding
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		issues. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Open space, leisure and recreation not considered to be affected by noise pollution and would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	Yes	Mitigation: N/A
			RAG outcome: Green

Site number 14, Land to the rear of Midhurst Road, Benton

Potential Use 1) Residential

Total Site Area (ha): 1.82

Ward: Benton

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	<p>Comments: Housing development here would have no direct significant effects on the above objective.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p>

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Site is in area of high demand and has potential to make a good contribution towards affordable housing provision. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		This area is largely unmanaged and not attractive. It could be considered likely to attract anti-social behaviour but recent public interest in the site has shown that it holds some amenity value to local residents. For that reason it scores 'in part' for Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: This site is designated as open space and is used by residents, therefore the development of this site would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.	8c) Would development avoid loss of existing open space?	No/Yes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Red
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close access to Forest Hall and a range of community facilities with bus and Metro stops within 500m
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water

	watercourse or water body?		before it exits site
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Excellent access to both the local bus network and Metro system with a good range of services and facilities within reasonable distance. The potential scale of development and nature of the site means that impacts of development on existing infrastructure would have to be assessed. Satisfactory access arrangements would also have to be arranged given current constraints and concerns.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Critical to this is resolution of access issues.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Development here would remove a green site that may have some biodiversity value. However, it is not a designated site and the potential development site does not take in some surrounding green areas so does not completely fragment the habitat. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation:
	14b) Can development help to minimise waste generation?	No	

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: The majority of this site is designated as open space for use as allotments. The site is not located within the Green Belt. Whilst it is within the catchment for access to existing open space, it is of a low value and quality.</p> <p>Mitigation: Development on this site would require replacement land to become available for allotments, within the same area of the borough. The scheme should also include high quality accessible greenspace.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the green setting found in the Benton Conservation Area. Existing development is inward facing, therefore the loss of this part of the conservation area's setting could be minor and the impact on the landscape neutral. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Parts of the site, and surrounding area, are identified as vulnerable to surface water flooding and in an area of known historic flooding close to Longbenton Letch. Mitigation: Yes, with suitable SuDS system.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Currently used as allotments which provide a small scale form of agricultural use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Rail lines on all boundaries create potential noise

	19b) Would development avoid creation of noise pollution?	n/a	<p>pollution risks. Residential development would not increase noise levels.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Green</p>
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Site number 17, Station Road (West), Station Road, Wallsend			Potential Use 1) Residential
Total Site Area (ha): 24.90	Ward: Northumberland		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development has the potential to make a significant contribution towards the overall housing need of the borough. Strategic site that will deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Effective use of planning policies to ensure adequate provision of accompanying land uses to support residential development.

			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a greenfield and surrounded by other fields and the Procotor and Gamble site of the north. There is residential to the south but with a green buffer behind the existing properties the site feels quite separate but with the site being
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Currently not accessible to a range of local facilities but the size of the development allows the opportunity for some the incorporation of some new facilities to serve the area. Site is well served by bus and the Metro is within a kilometre
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Current local facilities are all over 1km away (with the exception of a GP) therefore the incorporation of new local facilities as part of the development would meet future needs of residents.Green
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Diversion of sewers & SUDs RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is remote from the Metro system. There are a limited number of existing services within easy reach and the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed, principally the A186 and A191. However work as part of potential delivery of Station Rd East (site 18) may have positive benefits for this adjacent site.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to	No	
			Explore options to provide additional/re-routed bus

	accommodate growth?		<p>services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Site is not a protected wildlife site nor is it immediately near one. However it does have some biodiversity value, as set out by the biodiversity officer and it does represent a large area of green space in the borough, whose loss is likely to represent a fragmentation of habitat and ecological landscape.</p> <p>Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	

			fragmentation on habitats/landscapes.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is largely greenfield, the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Much of this site forms the setting of a Grade II listed farm complex and neighbouring non-designated cottages. The view from the A191 provides an unspoilt view to a fine collection of farm buildings. To the west of the site is an employment area that detracts from the asstes, which a sensitive residential development could improve. It is considered that development of the full site would affect the character of the landscape in this location. A sensitive residential scheme that responds appropriately to the landscape could be appropriate.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Although there is little historic flooding on site and little identified flood risk, there is potential to increase flooding elsewhere through development. Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere. RAG outcome: Red
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potential contaminated land back into use. Potential increase level of contamination would be mitigated against. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	In part	

into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential noise pollution from industrial estate and road traffic.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 17, Station Road (West), Station Road, Wallsend		Potential Use 3) Employment	
Total Site Area (ha): 24.90		Ward: Northumberland	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area does not suffer from employment deprivation.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a	RAG outcome:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	Amber	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.	
			Mitigation: n/a	
			RAG outcome: Not Applicable	
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to	

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make a positive contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a greenfield and surrounded by other fields and the Procotor and Gamble site ot the north. There is residential to the south but with a green buffer beind the exisitng properties the site feels quite seperate but with the site being
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Large Asda Superstore within 750m of the site and some other retail facilities within 750m but not a designated centre that would serve the greater range of needs of those employed on the site. Close access to bus stops on a main road. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Diversion of sewers & SUDs RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well served by bus routes but is remote from</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	<p>the Metro system. There are a limited number of existing services within easy reach and the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure, principally the A186 and A191. However work as part of potential delivery of Station Rd East (site 18) may have positive benefits for this adjacent site.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a protected wildlife site nor is it immediately near one. However it does have some biodiversity value, as set out by the biodiversity officer and it does represent a large area of green space in the borough, whose loss is likely to represent a fragmentation of habitat and ecological landscape. Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes. RAG outcome: Red
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As
	14b) Can development help to minimise waste generation?	No	

<p>encouraging re-use, recycling and composting.</p>			<p>the site is largely greenfield, the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p>	<p>Yes</p>	<p>Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	<p>15b) Would development avoid any impact upon areas of Green Belt?</p>	<p>Yes</p>	
	<p>15c) Would the site afford sufficient access to existing green space?</p>	<p>Yes</p>	<p>RAG outcome: Green</p>

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Much of this site forms the setting of a Grade II listed farm complex and neighbouring non-designated cottages. The view from the A191 provides an unspoilt view to a fine collection of farm buildings. To the west of the site is a small employment area that detracts from the asstes, which appropriate development could improve.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Although there is little historic flooding on site and little identified flood risk, there is potential to increase flooding elsewhere through development. This could be avoided through site design and mitigation.</p> <p>Mitigation:</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation needed to avoid increase in levels of contamination. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 17, Station Road (West), Station Road, Wallsend			Potential Use 2) Residential and Retail (small scale)
Total Site Area (ha): 24.90	Ward: Northumberland		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The retail element of this proposal represents an opportunity to positively contribute to the area's economy, but would be small in scale and would not create a significant impact. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs

			created/supported in the housebuilding industry and retail element of the proposal.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Retail element would support economic boost/jobs but would not be significant in scale. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a significant contribution towards the overall housing need of the borough. Strategic site that will deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

homes.			<p>Mitigation:</p> <p>Effective use of planning policies to ensure adequate provision of accompanying land uses to support residential development.</p>
			<p>RAG outcome:</p> <p>Green</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments:</p> <p>The site is currently a greenfield and surrounded by other fields and the Procotor and Gamble site ot the north. There is residential to the south but with a green buffer beind the existng properties the site feels quite seperate but with the site being</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	<p>RAG outcome:</p> <p>Red</p>

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities for new residents, but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation: Ensure contributions for healthcare facilities.</p> <p>RAG outcome: Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments: Currently not accessible to a range of local facilities but the size of the development allows the opportunity for some retail development to serve the area. Site is well served by bus and the Metro is within a kilometre</p> <p>Mitigation: Current local facilities are all over 1km away (with the exception of a GP) therefore the incorporation</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

			of new local facilities as part of the development would be meet the future needs of the development.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Some drainage issues and no obvious watercourse to drain to. However, no contamination issues to any watercourses
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	Mitigation: Diversion of sewers & SUDs
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is
	11b) Could development help to minimise emissions of greenhouse gases?	No	

<p>emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>			<p>largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>In part</p>	<p>Comments: Site is well served by bus routes but is remote from the Metro system. There are a limited number of existing services within easy reach and the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. The</p>

			<p>scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure, principally the A186 and A191. However work as part of potential delivery of Station Rd East (site 18) may have positive benefits for this adjacent site.</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it immediately near one. However it does have some</p>
	13b) Would development avoid fragmentation of habitats and/or	No	

including designated wildlife sites and protected species.	landscapes?		<p>biodiversity value, as set out by the biodiversity officer and it does represent a large area of green space in the borough, whose loss is likely to represent a fragmentation of habitat and ecological landscape.</p> <p>Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.</p> <p>RAG outcome: Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is largely greenfield, the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste.</p>
	14b) Can development help to minimise waste generation?	No	

			Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Much of this site forms the setting of a Grade II listed farm complex and neighbouring non-designated cottages. The view from the A191 provides an unspoilt view to a fine collection of farm buildings. To the west of the site is an employment
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>area that detracts from the asstes, which a sensitive development could improve. The redevelopment of the whole site would have a major impact on the landscape in this area. A sensitive residential scheme, with a small intergrated retail provision, that responds appropriately to the landscape could be appropriate.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: Although there is little historic flooding on site and little identified flood risk, there is potential to increase flooding elsewhere through development. This could be avoided through site design and mitigation.</p> <p>Mitigation: Implementation of SUDs system. All development</p>
<p>If no, which type?</p>	<p>Surface Water</p>		
<p>17b) Is the site free from historic recorded flood events?</p>	<p>In part</p>		
<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>In part</p>		

	from historic flooding incidents or an area of identified flood risk)		carried out within current national framework to ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potential contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from industrial estate and road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted prior to planning application being submitted. Air quality assessment required
			RAG outcome: Green

Site number 18, Station Road (East), Station Road, Wallsend

Potential Use 3) Employment

Total Site Area (ha): 28.82

Ward: Northumberland

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	<p>Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: Employment uses would contribute to job creation.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Employment land uses would support job creation in an area that suffers from some employment deprivation; however the immediate area has other employment uses. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make a positive contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a greenfield and surrounded by other fields to the west and Rising Sun Country Park to the east. Whitley Road Retail Park/car showroom
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		is to the north and there is residential to the south but with the site being the size that it is
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Large Asda Superstore within 750m of the site and some other retail facilities within 750m but not a designated centre that would serve the greater range of needs of those employed on the site. Close access to bus stops on a main road. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: No obvious watercourse to drain to. However, no contamination issues to any watercourses. Employment use could cause addition water quality issues Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	Application of SUDs and standard building practices RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Currently awaiting outcome of appeal against refusal of planning permission for residential development. Work in preparing the application has proposed necessary works to mitigate the negative impacts of development on the transport network
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Impact of development currently being assessed through work at planning application stage. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: e is not a protected wildlife site but is it immediately near one. It also has some biodiversity value of its own, as set out by the biodiversity officer and it does represent a large area of green space in the borough, whose loss is likely to represent a
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	

			<p>fragmentation of habitat and ecological landscape.</p> <p>Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.</p> <p>RAG outcome: Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is in area that marks a change in the landscape. To the south of the site, the landscape is an area of mid to late twentieth century housing; to the north is a fairly well screened industrial estate whilst to the east is the Rising Sun Country Park. The landscape has an open feel to it, which the Rising Sun Country Park, a notable feature in North Tyneside and locally registered, contributes to.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

of place.			<p>There is also the potential for archaeological remains here. It is considered that A191 forms a break in the landscape, separating the industrial estate from the residential development that extends from Wallsend. This large site in employment use would not be the most coherent scheme for this part of North Tyneside.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>There is some historic flooding on site and around 10% of the site is identified flood risk, there is also the potential to increase flooding elsewhere through development.</p> <p>Mitigation: Implementation of SUDs system. All development carried out within current national framework to</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	

	from historic flooding incidents or an area of identified flood risk)		ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation required to avoid increase in contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Amber

Site number 18, Station Road (East), Station Road, Wallsend

Potential Use 1) Residential

Total Site Area (ha): 28.82

Ward: Northumberland

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which at present suffers from some employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development has the potential to make a significant contribution towards the overall housing need of the borough. Strategic site that will deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: Effective use of planning policies to ensure

			adequate provision of accompanying land uses to support residential development.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments:</p> <p>The site is currently a greenfield and surrounded by other fields to the west and Rising Sun Country Park to the east. Whitley Road Retail Park/car showroom is to the north and there is residential to the south but with the site being the size that it is</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Red</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the</p>

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Currently not accessible to a range of local facilities but the size of the development allows the opportunity for some the incorporation of some new facilities to serve the area. Site is well served by bus but the Metro is over 1km away
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Current local facilities are all over 1km away, therefore the incorporation of new local facilities as part of the development would help meet future needs of residents. Potential improved connectivity to the Metro system due to the size of the site andGreen

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

through more efficient use of resources.			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Currently awaiting outcome of appeal against refusal of planning permission for residential development. Work in preparing the application has proposed necessary works to mitigate the negative impacts of development on the transport network</p> <p>Mitigation: Impact of development currently being assessed through work at planning application stage.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to	No	

	accommodate growth?		RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Site is not a protected wildlife site but is it immediately near one. It also has some biodiversity value of its own, as set out by the biodiversity officer and it does represent a large area of green space in the borough, whose loss is likely to represent a fragmentation of habitat and ecological landscape.</p> <p>Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.</p> <p>RAG outcome: Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	No	

encouraging re-use, recycling and composting.			<p>greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst a greenfield site, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is in area that marks a change in the landscape. To the south of the site, the landscape is an area of mid to late twentieth century housing; to the north is a fairly well screened industrial estate whilst to the east is the Rising Sun Country Park. The landscape has an open feel to it, which the Rising Sun Country Park, a notable feature in North Tyneside and locally registered, contributes to. There is also the potential for archaeological remains here. Residential development here could be appropriate but it will need to be sensitive to the surrounding landscape, including the heritage assets. It would continue the existing residential grain, which is coherent with the surrounding landscape.</p> <p>Mitigation:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: There is some historic flooding on site and around 10% of the site is identified flood risk, there is also the potential to increase flooding elsewhere through development. This could be avoided through site design and mitigation.
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potentially contaminated land back into use. Would avoid the loss of agricultural land.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to

into beneficial use.	versatile agricultural land?		<p>establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential noise pollution from industrial estate.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Residential development would not increase noise levels.</p> <p>Mitigation: A noise survey would need to be submitted.</p> <p>RAG outcome: Green</p>

Site number 18, Station Road (East), Station Road, Wallsend			Potential Use 2) Residential and Retail (small scale)
Total Site Area (ha): 28.82	Ward: Northumberland		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The retail element of this proposal represents an opportunity to positively contribute to the area's economy, but would be small in scale and would not create a significant impact. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs

			created/supported in the housebuilding industry and retail element of the proposal.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Retail element would support economic boost/jobs but would not be significant in scale. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a significant contribution towards the overall housing need of the borough. Strategic site that will deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

homes.			<p>Mitigation:</p> <p>Effective use of planning policies to ensure adequate provision of accompanying land uses to support residential development.</p>
			<p>RAG outcome:</p> <p>Green</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments:</p> <p>Currently a greenfield and surrounded by other fields to the west and Rising Sun Country Park to the east. Whitley Road Retail Park/car showroom is to the north and there is residential to the south but with the site being the size that it is with mitiga</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Red</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities for new residents, but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Currently not accessible to a range of local facilities but the size of the development allows the opportunity for some retail development to serve the area. Site is well served by bus but the Metro is over a km away.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: Current local facilities are all over 1km away, therefore the incorporation of new local facilities

			as part of the development would help meet future needs of residents. Potential improved connectivity to the Metro system due to the size of the site and Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: No obvious watercourse to drain to. However, no contamination issues to any watercourses
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	Mitigation: Application of SUDs RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is
	11b) Could development help to minimise emissions of greenhouse gases?	No	

<p>emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>			<p>currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>No</p>	<p>Comments: Currently awaiting outcome of appeal against refusal of planning permission for residential development. Work in preparing the application has proposed necessary works to mitigate the negative impacts of development on the transport network</p> <p>Mitigation:</p>

	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Impact of development currently being assessed through work at planning application stage. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site but is it immediately near one. It also has some biodiversity value of its own, as set out by the biodiversity officer and it does represent a large area of green space in the borough, whose loss is likely to represent a fragmentation of habitat and ecological landscape. Mitigation: As a large site, there could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes. RAG outcome: Red
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site is in area that marks a change in the landscape. To the south of the site, the landscape is an area of mid to late twentieth century housing; to the north is a fairly well screened industrial estate whilst to the east is the Rising Sun Country Park. The landscape has an open feel to it, which the Rising Sun Country Park, a notable feature in North Tyneside and locally registered, contributes to. There is also the potential for archaeological remains here. Residential development here, with a small intergrated retail element, could be appropriate but it will need to be sensitive to the surrounding landscape, including the heritage assets. It would continue the existing residential grain, which is coherent with the surrounding landscape, and a small retail element would not be out of keeping providing it was well designed.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	Comments: There is some historic flooding on site and around 10% of the site is identified flood risk, there is also the potential to increase flooding elsewhere through development.
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potentially contaminated land back into use. Would avoid the loss of agricultural land.
	18b) Would development avoid potential increase to levels of	In part	

land and bring contaminated land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from industrial estate.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise levels.
			Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number E014, Bellway Industrial Estate, Whitley Road, Benton		Potential Use 1) Residential	
Total Site Area (ha): 9.21	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Loss of jobs due to loss of existing employment site.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?		RAG outcome: Amber
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development that has the potential to make a significant contribution towards the overall housing need of the borough. Large site that could deliver a large number of new homes including a good proportion of affordable homes.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

including affordable homes.			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Current employment site surrounded by industrial units, railway/metro line and fields - not creating a community and would require mitigation to encourage a strong identity and community participation.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: It is close to some local shops but is largely further than 750 from most facilities but within 250m of a bus stop.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of the necessary services and facilities being surrounded by employment land. Scale of development means that impacts on existing transport infrastructure would have to be assessed further particularly the impact on the A191 corridor.
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.

			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site currently forms part of a medium sized industrial estate, whilst the surrounding area is relatively open. It is also in close proximity to the</p>
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		Rising Sun Country Park, a notable feature in the landscape. There are no heritage constraints on this site. This area of the borough is characterised by its industrial units, but good design may enable a residential scheme to come forward.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: There is some historic flooding on site and parts of the site are identified at risk of flooding, there is also the potential to increase flooding elsewhere through development. Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase in level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	In part	Comments:

pollution.	pollution?		Potential risk of noise pollution from industrial estate and rail line. No increase in noise levels from residential development.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number E014, Bellway Industrial Estate, Whitley Road, Benton			Potential Use 2) Employment
Total Site Area (ha): 9.21	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for a mix of uses with emphasis on employment and retail means it is unlikely that there will be any positive impact on meeting the requirements for housing need. Mitigation: Ensure that planning policies are used to include an element of residential development in a mixed-use scheme. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Existing surrounding Industrial uses would overall score this site as a positive for employment use.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Large Asda Superstore within 750m of the site and some other retail facilities within 750m but not a designated centre that would serve the greater range of needs of those employed on the site. Close access to bus stops on a main road. Mitigation: Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Retaining existing use will have little to no effect on existing quality of ground and surface water Mitigation: Suds attenuation ponds to filter surface water before it exits site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No change if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of the necessary services and facilities being surrounded by employment land. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No change if site remains as current use.
	14b) Can development help to minimise waste generation?	n/a	
			Mitigation:

recycling and composting.			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently forms part of a medium sized industrial estate, whilst the surrounding area is relatively open. It is also in close proximity to the Rising Sun Country Park, a notable feature in the landscape. There are no heritage constraints on this site. The retention of this site in an employment use, such as the current development, would have a neutral impact on the landscape. To ensure that this does not have an impact on the area it should
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>remain at the current high and scale, as high density, tall buildings are not a characteristic of this area.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>There is some historic flooding on site and parts of the site are identified at risk of flooding, there is also the potential to increase flooding elsewhere through development.</p> <p>Mitigation: Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p> <p>RAG outcome: Amber</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Retail use is not considered to be affected by noise pollution. Noise pollution may or may not increase depending on
	19b) Would development avoid creation of noise pollution?	In part	

			<p>the type of employment land developed. Retail is not</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
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Site number 20, North Tyne Industrial Estate, Whitley Road, Benton		Potential Use 2) Employment	
Total Site Area (ha): 22.00	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for a mix of uses with emphasis on employment and retail means it is unlikely that there will be any positive impact on meeting the requirements for housing need. Mitigation: Ensure that planning policies are used to include an element of residential development in a mixed-use scheme. RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments:
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Retaining existing use will have little to no effect on existing quality of ground and surface water
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	In Part	Existing balancing pond can be incorporated into SuDs system

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of services and facilities being surrounded by employment land. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. Whilst within a UDP wildlife corridor, as a current
	13b) Would development avoid fragmentation of habitats and/or	Yes	

including designated wildlife sites and protected species.	landscapes?		brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?		Comments:
	15b) Would development avoid any impact upon areas of Green Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?		RAG outcome:
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?		Comments:
	16b) Would the development avoid having a significant impact on the Borough's landscape character?		Mitigation:
			RAG outcome:

of place.			
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: From EA map, site prone to surface water flooding. Known flooding issues north of the Metro Line. Network Rail performing works to the north of the site to alleviate the flooding on line. Existing balancing pond on site which has the potential to improve the flooding issues to the north west. Mitigation: Implementation of SUDs RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	

	versatile agricultural land?		<p>determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 20, North Tyne Industrial Estate, Whitley Road, Benton		Potential Use 1) Residential	
Total Site Area (ha): 22.00	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	<p>Comments:</p> <p>Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.</p> <p>Mitigation:</p> <p>No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.</p> <p>RAG outcome:</p> <p>Red</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments:</p> <p>Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.</p>

			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development that has the potential to make a significant contribution towards the overall housing need of the borough. Large site that could deliver a large number of new homes including a good proportion of affordable homes.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: RAG outcome: Green
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Recent residential development to the east of the site forms the basis of a possible new residential area but the Bellway Industrial Estate to the west would not be attractive to creating a new community.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.

inequalities.			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Excellent access to Palmersville Metro station and bus stops. Although not very accessible to a range of local facilities the supermarket across the road from the site would serve some of the needs of future residents. Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Existing balancing pond can be incorporated into SuDs system
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes, although the site is located between Benton and Palmersville Metro stations. The site is remote from the majority of services and facilities being surrounded by employment land. Scale of development means that impacts on existing transport infrastructure would have to be assessed further particularly the impact on the A191 corridor.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.

			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a UDP wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as green space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This area of the borough is characterised by its

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	industrial units, but good design may enable a residential scheme to come forward. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: From EA map, site prone to surface water flooding. Known flooding issues north of the Metro Line.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Network Rail performing works to the north of the site to alleviate the flooding on line. Existing balancing pond on site which has the potential to improve the flooding issues to the north west.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Implementation of SUDs
			RAG outcome: Amber

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	No	Comments: Potential risk of noise pollution from industrial estate and rail line. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	

			<p>Mitigation: A noise survey would need to be submitted.</p> <p>RAG outcome: Green</p>
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Site number 21, Devonshire Drive, Whitley Road, Holystone		Potential Use 1) Residential	
Total Site Area (ha): 1.69		Ward: Killingworth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site.

jobs.			<p>However, residential development will support jobs in construction and related industries.</p> <p>Mitigation:</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Loss of jobs due to loss of existing employment site.</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	<p>However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.</p> <p>Mitigation:</p>
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>RAG outcome: Amber</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p>
			<p>Mitigation: n/a</p>

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. Initial viability assessment suggests that there is potential to provide a good proportion of affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: RAG outcome: Green

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently the site is split - half is well maintained open space and the the other half is industrial use. A successfully mitigated scheme could bring about an improved environment for part of the site but it would be located adjacent to a industrial area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

reduce health inequalities.	8c) Would development avoid loss of existing open space?	In part	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
		Yes	RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Not closely accessible to community facilities except a primary school but close access to a bus stop.
	9b) Is the site easily accessible and well served by public transport?	Yes	Northumberland District Centre is within 750m-1km from the site.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Existing balancing pond to the north of the metroline potentially site can incorporated into this SuDs system RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as some of this site is currently in active use, it is likely that the net impact on greenhouse gas emissions will be low. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for bus routes and, although adjacent to the Metro line, the site remains some distance from Palmersville or Benton. Services and facilities in the immediate vicinity are minimal. However the scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Access arrangements are somewhat constrained although can most likely be overcome.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As half of the site is developed, the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation:

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The majority of this site is designated open space. It is not within the Green Belt and it is within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Open space will need to be provided within the same area of the borough. Ensure access through the site.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			RAG outcome: Green

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in between the residential area of Holystone and a medium sized industrial estate.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	There are no heritage constraints on this site. A housing development here could be seen as an extension to the existing residential area and, providing the mitigation is followed, would have a neutral impact on the landscape.
			Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?	Surface Water	The site is prone to surface water flooding. There are known flooding issues along Devonshire Drive (Capita/NTC has recently implemented a flood alleviation scheme along the highway).
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	Implementation of SuDs

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potential contamination on site. Part of the site is in current active use whilst other is made up of green space. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Amber
19. To reduce noise	19a) Would development be free from potential risk of noise	In part	Comments:

pollution.	pollution?		Potential risk of noise pollution from industrial estate. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number 21, Devonshire Drive, Whitley Road, Holystone			Potential Use 2) Employment
Total Site Area (ha): 1.69	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently the site is split - half is well maintained open space and the the other half is industrial use. A successfully mitigated scheme could bring about an
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		improved environment for part of the site but it would be located adjacent to a industrial area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Mitigation: Ensure contributions for establishment of usable green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In partNo	

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Site incorporates a large section of designated open space which if well desgned could create a very positive working environment which also benefits from close access to a primary school and a large Asda superstore. It does have access to bus stops on the
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Retaining existing use will have little to no effect on existing quality of ground and surface water. However, development of open space to the rear of
	10b) Is the site free from any known drainage constraints?	No	

			the site could impact on water quality
			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	Retrofitting of SUDs
			RAG outcome: Red
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as some of this site is currently in active use, it is likely that the net impact on greenhouse gas emissions will be low. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for bus routes and, although adjacent to the Metro line, the site remains some distance from Palmersville or Benton. Services and facilities in the immediate vicinity are minimal. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes. Mitigation: With site remaining in existing employment use no mitigation is required
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	RAG outcome: Green
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As half of the site is developed, the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: A large area of this site is designated open space.</p> <p>This site is not within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Open space will need to be provided within the same area of the borough. Ensure access through the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located in between the residential area of Holystone and a medium sized industrial estate. The western side of the site forms part of the industrial estate, whilst the eastern section is open</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>environment, maintaining and strengthening local distinctiveness and sense of place.</p>			<p>space. To retain the western section in employment use would have a neutral impact on the landscape. Further units on the remaining area would form a continuation of this part of the landscape. There are no heritage constraints on this site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: The site is prone to surface water flooding. There are known flooding issues along Devonshire Drive (Capita/NTC has recently implemented a flood alleviation scheme along the highway).</p> <p>Mitigation: Implementation of SuDs</p> <p>RAG outcome: Amber</p>
	<p>If no, which type?</p>	<p>Surface Water</p>	
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>No</p>	
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p>	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potentially contaminated but site is partially in beneficial use and partially greenfield.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques which include sound insulation.</p>
			<p>RAG outcome: Amber</p>

Site number 27, Land at Castle Square, Backworth			Potential Use 1) Residential and open space, leisure and recreation
Total Site Area (ha): 2.03	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a contribution towards the overall housing need of the borough. Viability assessment suggests that the site will be able to support affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation: RAG outcome: Green
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: This site is designated as open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

inequalities.	8c) Would development avoid loss of existing open space?	NoYes	Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Red
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and some local shops, plus a primary school
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any	In Part	Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?		

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for the local bus network although remote from the Metro system and the majority of important services and facilities. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Continue to work with operators to ensure that this location is well served by a variety of bus routes, including providing access to town centre locations and the wider transport network. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: #####
	14b) Can development help to minimise waste generation?		Mitigation: RAG outcome:
15. To maintain and	15a) Would development avoid the loss of designated open	No	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The majority of this site is designated open space. It is not within the Green Belt and it is within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Open space will need to be provided within the same area of the borough. Ensure access through the site.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the edge of Backworth Village. Whilst the Village, a Conservation Area, has medieval origins; the site is adjacent to a later, small twentieth century housing development. It has an open setting with fields to the west and the Green Belt to the north. Also located to the north is a scheduled monument, which this site could be considered to be in its setting. A small scale, residential extension could be considered
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>appropriate. The uses proposed will help to minimise the impact on the landscape as it includes provision for open space, which will help to retain the feel of the current landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>There is almost no identified flooding risk on site however building on greenfield site always has potential to increase flooding issues elsewhere. No nearby watercourses, any SuDS scheme would have to discharge into the local drainage network.</p> <p>Mitigation:</p> <p>Implementation of SuDS system. However there is now known nearby watercourses, and there water would discharge in the main sewer.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	n/a	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	Greenfield site so mitigation required to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: No increase in noise levels from residential

	19b) Would development avoid creation of noise pollution?	n/a	development
			Mitigation: n/a
			RAG outcome: Green

Site number 27, Land at Castle Square, Backworth			Potential Use 2) Employment
Total Site Area (ha): 2.03	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		community.
			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: This site is designated as open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
		8c) Would development avoid loss of existing open space?	NoNo
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	In part	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Close to bus stop and some local shops, plus a primary school Mitigation: Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Site is near watercourses (Briardene Burn and ponds) so there could be negative effects on water quality. Mitigation: Implementation of SUDs and diverting the public sewer. RAG outcome: Red
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	No	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Well located for the local bus network although remote from the Metro system and the majority of important services and facilities. The scale of development and potential number of jobs</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>In part</p>		

transport infrastructure.			generated would necessitate assessment of the impacts on existing infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced.</p> <p>Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?		
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>The majority of this site is designated open space. It is not within the Green Belt and it is within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>Open space will need to be provided within the</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		<p>same area of the borough. Ensure access through the site.</p> <p>RAG outcome: Green</p>
<p>16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located on the edge of Backworth Village. Whilst the Village, a Conservation Area, has medieval origins; the site is adjacent to a later, small twentieth century housing development. It has an open setting with fields to the west and the Green Belt to the north. Also located to the north is a scheduled monument, which this site could be considered to be in its setting. The development of this site for employment use is generally considered to be out of keeping with the surrounding landscape.</p> <p>Mitigation: Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In part Surface Water	Comments: There is almost no identified flooding risk on site however building on greenfield site always has potential to increase flooding issues elsewhere.
	17b) Is the site free from historic recorded flood events?	n/a	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	n/a	Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments:
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	

use.	versatile agricultural land?		RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?		Comments:
	19b) Would development avoid creation of noise pollution?		Mitigation:
			RAG outcome:

Site number 28, A19 Corridor 3, Backworth			Potential Use 2) Employment
Total Site Area (ha): 15.65	Ward: Valley	NOTE: This site has been removed as an allocation in the Local Plan Pre-Submission Draft 2015 due to obtaining planning permission.	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation:

			n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Greenfield site that has a mix of uses around it that could add to the community identity to the area but would require mitigation
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	

	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for establishment of usable green space. RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: Relatively isolated site that does not connect to existing facilities or services but it is very close to the A19 and bus stops are close by. Mitigation: -Amber RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Site is near watercourses (Briardene Burn and ponds) so there could be negative effects on water quality. Mitigation:
	10b) Is the site free from any known drainage constraints?	No	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Implementation of SUDs . RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes although remote from the Metro system. Access to local services and facilities is poor but the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure with the impacts on the A19 and A1056 being of particular concern.
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Work to continue to promote an integrated public transport system. Ensure appropriate routes for pedestrian and cycle

			access across development. Assessment of need for additional services and facilities required.
			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation:

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst a greenfield site, it is not designated as open space or located within the Green Belt. It is outside the 300m catchment of accessible greenspace.</p> <p>Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The A19, which this site is adjacent to, has</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	undeveloped green fields on either side. Whilst there is a small residential development to the north of the site it is not readily visible from the A19. The site is also in close proximity to the locally registered Backworth Hall which can be viewed, in its green setting, from the A19. Whilst this area is open in nature low scale development, that follows the mitigation, could still be appropriate.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: There is almost no identified flooding risk on site however building on greenfield site always has potential to increase flooding issues elsewhere.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	No	Implementation of SUDs system. All development carried out within current national framework to

	from historic flooding incidents or an area of identified flood risk)		ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation required to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 28, A19 Corridor 3, Backworth			Potential Use 1) Residential
Total Site Area (ha): 15.65	Ward: Valley	NOTE: This site has been removed as an allocation in the Local Plan Pre-Submission Draft 2015 due to obtaining planning permission.	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>RAG outcome: Green</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p>

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development that has the potential to make a significant contribution towards the overall housing need of the borough. Large site that could deliver a large number of new homes including a good proportion of affordable homes.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

including affordable homes.			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Greenfield site that has a mix of uses around it that could add to the community identity to the area but would require mitigation
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	In part	

targeting action to reduce health inequalities.	active and healthy lifestyles?		catchment of 300m.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Good access to bus stop but it is a largely isolated site from community facilities and services
	9b) Is the site easily accessible and well served by public transport?	In part	Mitigation: -Amber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any	In Part	Suds attenuation ponds to filter surface water

	watercourse or water body?		before it exits site. Establish overland flow routes and provide environmental barrier between site & Brierdene Burn
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes although remote from the Metro system. Access to local services and facilities is poor but the strategic nature of this development would potentially require additional facilities including consideration of new or improved public transport services. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed with the impacts on the A19 and A1056 being of particular concern.</p> <p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Work to continue to promote an integrated public transport system.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	No	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.
			RAG outcome: Red
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst a greenfield site, it is not designated as open space or located within the Green Belt. It is outside the 300m catchment of accessible greenspace.</p> <p>Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	<p>Comments:</p>
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	<p>Comments:</p>

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The A19, which this site is adjacent to, has undeveloped green fields on either side. Whilst there is a small residential development to the north of the site it is not readily visible from the A19. The site is also in close proximity to the locally registered Backworth Hall which can be viewed, in its green setting, from the A19. Whilst this area is open in nature low scale residential development, that follows the mitigation, could still be appropriate.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There is almost no identified flooding risk on site however there have been known flooding issues to the north on Killingworth Avenue related to the drainage ditch
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	<p>Mitigation:</p> <p>Implementation of SUDs system. Improvements to the existing grainage ditch to the north of the site. Attenuation of surface water would reduce run off rates.</p> <p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use and avoid the use of agricultural land.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by road traffic noise.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise levels.
			Mitigation: Any development would require effective onsite mitigation measures.
			RAG outcome: Green

Site number 29, Backworth Business Park & Cottages, Backworth		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 6.31		Ward: Valley	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: If employment land was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	no	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. Initial viability assessment suggest that
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		there is scope to provide a good proportion of affordable homes.
			Mitigation: n/a
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation: Ensure contributions for healthcare facilities.</p> <p>RAG outcome: Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments: Site approximately 1km from Metro Station and District Centre at Northumberland Park. Local shops and services in Backworth are closer. Mixed use development could provide facilities.</p> <p>Mitigation: Assess the need for local facilities and provide through development if needed.</p> <p>RAG outcome: In part</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Establish overland flow routes and provide environmental barrier between site & Brierdene Burn RAG outcome: Amber
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Site is mostly undeveloped at present.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and

use of resources.			<p>natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use.</p> <p>Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Red</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes which also provide links to the Metro system. However there are a limited range of services and facilities available in the immediate area with the site being a little peripheral to Backworth village. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport</p>

	accommodate growth?		Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is a Local Wildlife Site.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	Mitigation: Seek out appropriate mitigation/avoidance/compensation measures.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing mostly undeveloped site the net impact on waste generation from the site is likely to neutral or negative.
	14b) Can development help to minimise waste generation?	No	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst part of this site is greenfield, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>There are different aspects to this site. The northern</p>

<p>North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p>	<p>section is partially in use as a business park, whilst the remainder is currently undeveloped or the location of individual heritage assets. Only one asset is designated (Grade II), some are in use as business units and the others are at risk. There is a large amount of tree coverage, which contributes to the site and screens it from Station Road. This is a characteristic of the Backworth Conservation Area, which the northern section is part of. Development of this site could have a positive impact as it will provide an opportunity to rescue the heritage assets and create a more cohesive use of the space.</p> <p>Mitigation: Well-designed scheme that responds to site constraints is required.</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p>	<p>No Surface</p>	<p>Comments: Identified area of flood risk although limited history</p>

		Water	of flooding on site.
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Implementation of SuDS system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Part of the site is in current use and part is a local wildlife site. Would bring some elements on contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and

			<p>construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	No	<p>Comments: Development unlikely to create noise levels that would be considered noise pollution. Adjacent to the site is a potato processing factory that generates noise that could present an issue.</p> <p>Mitigation: Design development to avoid/minimise noise from factory.</p> <p>RAG outcome: amber</p>
	19b) Would development avoid creation of noise pollution?	Yes	

Site number 29, Backworth Business Park & Cottages, Backworth			Potential Use 2) Employment
Total Site Area (ha): 6.31	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Employment land uses would support job creation; however the immediate area has other employment uses and does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: no link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge.	
	5b) Will site development provide for training opportunities and skills development in the local community?	In part		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a	RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a		amber
SOCIAL				
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red	
	6b) Will development contribute towards an adequate supply of affordable housing?	No		
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site adjacent to a residential area could create a conflict between the different uses and erode community cohesion in the area.	
	7b) Will the development create a quality environment in which	No		

high levels of participation in community activities.	to live and/or work?		Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments:
	9b) Is the site easily accessible and well served by public	Yes	
			RAG outcome: Green

range of community facilities and services they require in meeting their needs.	transport?		Mitigation: Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Culverted watercourse through site, possibility for contamination Mitigation: removal of culvert and diversion of sewers
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Mitigation: RAG outcome:
	11b) Could development help to minimise emissions of greenhouse gases?	No	

good local air quality through more efficient use of resources.			
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Application pending consideration for residential development. Site is well located for existing bus routes which also provide links to the Metro system. However there are a limited range of services and facilities available in the immediate area with the site being a little peripheral to Backworth village. Part of the site is already in use for employment purposes and continued use as such will not have an impact upon the transport network, however further development of currently vacant land may necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for</p>

			pedestrian and cycle access across development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is a Local Wildlife Site.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	Mitigation: Seek out appropriate mitigation/avoidance/compensation measures.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments:
	14b) Can development help to minimise waste generation?		Mitigation:
			RAG outcome:
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst part of this site is greenfield, it is not

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: There are different aspects to this site. The northern section is partially in use as a business park, whilst the remainder is currently undeveloped or the location of individual heritage assets. Only one asset is designated (Grade II), some are in use as business units and the others are at risk. There is a large amount of tree coverage, which contributes to the site and screens it from Station Road. This is a characteristic of the Backworth Conservation Area, which the northern section is part of. The continuation of this site in an employment use, as it is, will have a neutral impact; whilst further
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>development, providing the mitigation is followed, could have a positive impact. This type of scheme could also provide an opportunity to rescue the heritage assets and create a more cohesive use of the space.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Identified area of flood risk although limited history of flooding on site.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In Part	<p>Mitigation:</p> <p>Implementation of SUDs system. All development carried out within current national framework to ensure flood risk is not increased elsewhere.</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Part of the site is in current use and part is a local wildlife site. Would bring some elements of contaminated land back into use. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	in part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Sensitive end use required. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Mitigation: Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	in part	

			Amber
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Site number 30, Land at Backworth Metro, Northumberland Park, Shiremoor			Potential Use 2) Residential
Total Site Area (ha): 3.96	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Site is very well situated for transport links. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. Initial viability assessment suggest that there is scope to provide a good proportion of affordable homes.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:
			RAG outcome:

			Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site currently has a Toby Carvery recently open on the site and is surrounded by the A19 to the west and new residential development with new district centre to the east. Developing residential on the site could create a quality environment to live and
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?		Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		is accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Less than 250m to the District Centre and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Due to lack of nearby watercourses other sites in the area have used boreholes to drain site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	Thorough investigation of ground conditions prior to developing site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently located for public transport being in immediate proximity of existing bus routes and adjacent to Northumberland Park metro station. The district centre also provides a good range of services and facilities. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design

			to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The A19, which this site is adjacent to, has undeveloped green fields on either side. A section of historic road also runs through part of the site. Whilst it does in part contribute to open feeling on the A19, residential development could have a neutral impact here, providing the mitigation is
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Site prone to surface water flooding from EA map. Known flooding issues at Holystone Roundabout and Nortumberland Metro Park.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS could be implemented but issues with surrounding highway and rail infrastructure could cause feasibility of the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of	In part	Potential increase level of contamination would be

and bring contaminated land back into beneficial use.	contamination?		mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>Potentially affected by rail line and road traffic noise. Residential development would not increase noise levels.</p> <p>Mitigation:</p> <p>A noise survey would need to be submitted.</p>
	19b) Would development avoid creation of noise pollution?	n/a	

			RAG outcome: Green
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Site number 30, Land at Backworth Metro, Northumberland Park, Shiremoor		Potential Use 1) Retail	
Total Site Area (ha): 3.96	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail development in this sustainably located area will support the local economy and extend the district centre at Northumberland Park, increasing the offer. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail development on this greenfield site will support employment opportunities.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would support employment and the borough's economy, although the local area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: Although retail development can serve as a draw for visitors, it is not considered it would be on a sufficient enough scale to be considered a tourist facility.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of Northumberland Park and the potential to increase the offer of community facilities and services that would help meet the needs of those people immediately in the surrounding area but with the proximity to the Metro Station and park and rid
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Redevelopment of site will impact on water quality. Various drainage issues on site including sewer capacity issues Mitigation: SUDs on site RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	Yes	
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently located for public transport being in immediate proximity of existing bus routes and adjacent to Northumberland Park metro station. The district centre also provides a good range of services and facilities. The scale and potential number of jobs generated through a retail development would necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments:
	14b) Can development help to minimise waste generation?		Mitigation:
			RAG outcome:

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst a greenfield site, it is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The A19, which this site is adjacent to, has undeveloped green fields on either side. A section of historic road also runs through part of the site. Whilst it does in part contribute to open feeling on the A19, an appropriately designed retail area could have a neutral impact here. The landscape is already characterised by a small retail area further east and there is a Metro station between it and the site. Therefore, if the site was developed for a retail use it should not be out of keeping with the</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			surrounding landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Site prone to surface water flooding from EA map. Known flooding issues at Holystone Roundabout and Nortumberland Metro Park. Mitigation: SuDS could be implemented but issues with surrounding highway and rail infrastructure could cause feasibility of the site. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments:
	19b) Would development avoid creation of noise pollution?	n/a	Could potentially be affected by rail line on the northern border and road traffic. Residential development would not increase noise levels.
			Mitigation: Design and layout techniques which include sound insulation.

			RAG outcome: Green
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Site number 31, Earsdon Road, Shiremoor		Potential Use 1) Residential	
Total Site Area (ha): 1.06		Ward: Valley	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Site is very well situated for transport links.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. Initial viability assessment suggest that there is scope to provide a good proportion of affordable homes. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		This brownfield site has a 'green' feel to it but is unmanaged and developing the site for residential would be in keeping with the surrounding uses and could help contribute to creating an improved environment to live. Mitigation could help to achieve a
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

reduce health inequalities.	8c) Would development avoid loss of existing open space?	In partYes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 250m of Northumberland Park District Centre and withclose links (less than 500m) to a bus stop and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Site suffers from flooding from overland flow of surface water from nearby highway & wagonways
	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	Potential highway drainage scheme from North

	watercourse or water body?		<p>Tyneside Council on Earsdon Road. Site mitigation measures to protect site from overland flows of water from surrounding areas.</p> <p>RAG outcome: Green</p>
<p>11. 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.</p>	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for many years, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site can boast excellent access to public transport, both bus and Metro, and has a wide range of services and facilities in the immediate vicinity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a site which has not been in use for many years the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: Part of the site is designated as open space and the development of this site could result in this being lost. The site is not located in the Green Belt. Whilst it is within the catchment for accessible greenspace, it is of low quality and value.</p> <p>Mitigation: Replacement open space should be found within the same area of the borough as a replacement. Development should include access to greenspace of a high quality.</p> <p>RAG outcome: Amber</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located in a residential area that has recently been expanded. Currently neglected the site does not contribute fully to the landscape. Residential development could improve its appearance and could have a neutral impact on the character of the surrounding landscape as it would continue the existing residential grain. It is also in the setting of a dismantled railway line which is of low significance, and therefore development would have a minor impact on it.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Site and surrounding areas prone to flooding. Potential to install SuDS to negate and reduce the impact of flooding on site and surrounding areas.</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	

			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS could be implemented, but will have to enter the local drainage network.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring a potentially contaminated site back into use. Potential increase in level of contamination would be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential risk of noise pollution from rail line and road traffic noise. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Green

Site number 31, Earsdon Road, Shiremoor		Potential Use 2) Retail	
Total Site Area (ha): 1.06	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An accessible, vacant site that would be of economic benefit if redeveloped. It is close to Northumberland Park shops so has the potential to increase the range at this centre or prove to harm its vitality.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Redevelopment of this vacant site would improve the prosperity of the area, although the area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and therefore developing it would result in a loss. Some contributions may be required to increase the
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work.
	8c) Would development avoid loss of existing open space?	In partNo	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of Northumberland Park and the potential to increase the offer of community facilities and services that would help meet the needs of those people immediately in the surrounding area but with the proximity to the Metro Station and park and rid Mitigation: Ensure good access between the the new site and the existng centre so that they are well connected to each other and the Metro Station.Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Site suffers from flooding from overland flow of surface water from nearby highway & wagonways Mitigation:
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Potential highway drainage scheme from North Tyneside Council on Earsdon Road. Site mitigation measures to protect site from overland flows of water from surrounding areas. RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain
	11b) Could development help to minimise emissions of greenhouse gases?		

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site can boast excellent access to public transport, both bus and Metro, and has a wide range of services and facilities in the immediate vicinity. The scale and potential number of jobs generated through a retail development would necessitate assessment of the impacts on existing infrastructure.</p> <p>Mitigation:</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>No</p>	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to</p>

			tackle identified issues proposed.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a site which has not been in use for many years the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation:

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: Part of the site is designated as open space and the development of this site could result in this being lost. The site is not located in the Green Belt. Whilst it is within the catchment for accessible greenspace, it is of low quality and value.</p> <p>Mitigation: Replacement open space should be found within the same area of the borough as a replacement. Development should include access to greenspace of a high quality.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in a residential area that has recently been expanded. There is a retail area to the east. Currently negelected, the site does not fully contribute to the landscape and development could improve the appearance of this site. However, the row of houses to the east of the site makes an appropriate break at the end of the retail area and so to continue it here would be inconsiatnt in the landscape. It is also in the setting of a dismantled railway line which is of low significance, and therefore development would have a minor impact on it.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments:</p> <p>Site and surrounding areas prone to flooding.</p> <p>Potential to install SuDS to negate and reduce the impact of flooding on site and surrounding areas.</p> <p>Mitigation:</p> <p>SuDS could be implemented, but will have to enter the local drainage network.</p> <p>RAG outcome:</p> <p>Green</p>
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use.</p> <p>Brownfield land so increase to levels of contamination would be avoided.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.</p> <p>Site investigation and assessment to test for the</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	In part	

Site number 32, Co Op Buildings, Earsdon Road, Shiremoor			Potential Use 2) Employment
Total Site Area (ha): 0.28	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would support employment and the borough's economy, although the local area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site would benefit from development as considered detrimental to the area at present so even though it is adjacent to residential area it scores amber and with mitigation it could help contribute to achieving high levels of community
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.			particip
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Great access to the Metro Station at Northumberland Park and facilities for those employed on the site. Mitigation: Ensure good access between the the new site and the existng centre so that they are well connected to each other and the Metro Station.Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Potential highway drainage scheme from North Tyneside Council on Earsdon Road. Site mitigation
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	No	

	watercourse or water body?		measures to protect site from overland flows of water from surrounding areas. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes and the Metro system within close proximity of Shiremoor district centre and the range of facilities it provides. The limited scale of development and potential number of jobs generated would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Planning permission now permitted for residential development.</p> <p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction
	14b) Can development help to minimise waste generation?	No	

			<p>waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. Whilst it is within the catchment for accessible, existing greenspace, it is of a low quality and value.</p> <p>Mitigation: Development should provide accessible greenspace of a high quality.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located in a residential area that has recently been expanded. There is an existing retail</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		area to the east. Currently neglected, the site does not fully contribute to the landscape and development could improve the appearance of this site. However, the nature of the landscape would mean that an employment development would be inconsistent with the surrounding area.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Site and surrounding areas prone to flooding.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	No	Potential to install SuDS to negate and reduce the impact of flooding on site and surrounding areas.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	Mitigation: SuDS could be implemented, but will have to enter the local drainage network.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Brownfield land so would avoid potential increase to levels of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques including sound insulation.
			RAG outcome: Green

Site number 32, Co Op Buildings, Earsdon Road, Shiremoor			Potential Use 1) Residential
Total Site Area (ha): 0.28	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain prosperity of area. Site is well situated for transport links.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome:

			Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site would benefit from residential development as the site is within a residential area and with mitigation it could help contribute to achieving high levels of community participation.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesNo	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m from Northumberland Park District Centre and a bus stop. Metro Station within 500-750m which is easily accessible along the the main road.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	Potential highway drainage scheme from North Tyneside Council on Earsdon Road. Site mitigation

	watercourse or water body?		measures to protect site from overland flows of water from surrounding areas. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes and the Metro system within close proximity of Shiremoor district centre and the range of facilities it provides. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Planning permission now permitted for residential development.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. Whilst it is within the catchment for accessible, existing greenspace, it is of a low quality and value.</p> <p>Mitigation: Development should provide accessible greenspace of a high quality.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located in a residential area that has recently been expanded. Currently grown wild,</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		residential development could improve the appearance of this site and have a neutral impact on the character of the surrounding landscape. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: Due to the topography of the site and surroundings, surface water currently runs off onto adjacent highway causing flooding issues. Development has potential to improve the surface water flooding problems in surrounding areas. Mitigation: SuDS could be implemented to attenuate the surface water from the site, but this would have to enter the local drainage system. The site would also
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	

			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated part of the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from rail line and road

	19b) Would development avoid creation of noise pollution?	n/a	<p>traffic. Residential development would not increase noise levels.</p> <p>Mitigation: A noise survey would need to be submitted.</p> <p>RAG outcome: Green</p>
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Site number 32, Co Op Buildings, Earsdon Road, Shiremoor		Potential Use 3) Retail	
Total Site Area (ha): 0.28	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An accessible, vacant site that would be of economic benefit if redeveloped. It is close to Northumberland Park shops so has the potential to increase the range at this centre or prove to harm its vitality.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Redevelopment of this vacant site would improve the prosperity of the area, although the area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive
	7b) Will the development create a quality environment in which	Yes	

strong identities and high levels of participation in community activities.	to live and/or work?		environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is within the suitable catchment of 300m but is of particularly poor quality.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for establishment of usable

			green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of Northumberland Park and the potential to increase the offer of community facilities and services that would help meet the needs of those people immediately in the surrounding area but with the proximity to the Metro Station and park and ride Mitigation: Ensure good access between the the new site and the existing centre so that they are well connected to each other and the Metro Station.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Potential highway drainage scheme from North Tyneside Council on Earsdon Road. Site mitigation measures to protect site from overland flows of water from surrounding areas.
			RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?		Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and

			natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes and the Metro system within close proximity of Shiremoor district centre and the range of facilities it provides. The limited scale of development and potential number of jobs generated would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Planning permission now permitted for residential development.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	No	Mitigation: Ensure any local issues with regard to access and

	growth?		network capacity are resolved through the planning application process. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green Belt. Whilst it is within the catchment for accessible, existing greenspace, it is of a low quality and value.</p> <p>Mitigation:</p> <p>Development should provide accessible greenspace of a high quality.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	n/a	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site is located in a residential area that has recently been expanded. There is an existing retail area to the east. Currently neglected, the site does not fully contribute to the landscape and development could improve the appearance of this site. However, the row of houses to the east of the site makes an appropriate break at the end of the retail area and so to continue it here would be inconsiatnt in the landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Site and surrounding areas prone to flooding.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	No	Potential to install SuDS to negate and reduce the impact of flooding on site and surrounding areas.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	SuDS could be implemented, but will have to enter

	from historic flooding incidents or an area of identified flood risk)		the local drainage network. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk

	19b) Would development avoid creation of noise pollution?	in part	<p>from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant due to surrounding uses.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
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Site number 33, Shiremoor Allotments (Moor Edge Allotments), Moor Edge Road, Shiremoor		Potential Use 1) Residential (if allotments re-provided in local area)	
Total Site Area (ha): 2.94	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs

			created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from some employment deprivation. Site is well situated for transport links. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:

including affordable homes.			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The loss of the allotments in this area would reduce the quality of the environment to live in and the provision of allotments in the nearby area would enable people to enjoy the benefits of allotments but it is considered that well maintained allotment si
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: The majority of this site is designated as open space for allotments and therefore developing it would result in a loss, however it is proposed that a new
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		allotment site would be required. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8c) Would development avoid loss of existing open space?	In PartYes	Mitigation: Ensure contributions for healthcare facilities and establishment of new allotments. RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to a good range of community facilities and sustainable transport options with a bus stop and Metro Station within 500m. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	No	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site
			RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently allotments, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for public transport links, both bus and Metro, with good access to facilities available in Shiremoor district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Explores options for pedestrian and cycle links to Earsdon View development.

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	There could be potential for some biodiversity on the site but it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is used for allotments there will be some waste from the existing use, the net impact on waste generation from the site is likely to neutral or
	14b) Can development help to minimise waste generation?	In part	Mitigation:

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	<p>Comments: Whilst the site is designated as open space (allotments), an appropriate replacement site has been found. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space (allotments) must be found to replace the current site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site forms an area of open space (allotments) within the established residential area of Shiremoor. The allotments are an historic feature in the area and have social value. There is also a working mens club on the site which holds some heritage significance. Whilst development in this site would result in the loss of a local landscape feature, the proposed replacement site would result in an possible compramise. Residential development, that complied with the mitigation, would the have a neutal impact on the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>EA map shows small area with the potential to be</p>
	If no, which type?		

	17b) Is the site free from historic recorded flood events?	Yes	affected by surface water flooding. No known flooding issues on site, or on surrounding sites.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Mitigation: SuDS system should be installed to reduce the impact of any development to the local drainage network. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potential contamination on site. Greenfield site used as allotments which provides small scale agricultural use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic noise.

	19b) Would development avoid creation of noise pollution?	n/a	Residential development will not increase noise levels.
			Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number 33, Shiremoor Allotments (Moor Edge Allotments), Moor Edge Road, Shiremoor			Potential Use 2) Employment (if allotments provided in local area)
Total Site Area (ha): 2.94	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would support employment and the borough's economy, in an area that suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The loss of the allotments in this area would reduce the quality of the environment to live in and the provision of allotments in the nearby area would enable people to enjoy the benefits of allotments but it is considered that well maintained allotment s
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: The majority of this site is designated as open space for allotments and therefore developing it would result in a loss, however it is proposed that a new allotment site would be required. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In PartNo	Mitigation: Ensure contributions for establishment of new allotments.

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Benefits of open space and allotments in the locality to the potential employment space could bring potential benefits. The site is within 750m of Northumberland Park with a range of facilities and bus and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
			Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently allotments, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for public transport links, both bus and Metro, with good access to facilities available in Shiremoor district centre. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Explores options for pedestrian and cycle links to Earsdon View development.
			RAG outcome: Amber
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	There could be potential for some biodiversity on the site but it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is used for allotments there will be some waste from the existing use, the net impact on waste generation from the site is likely to neutral or
	14b) Can development help to minimise waste generation?	In part	

			waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	Comments: Whilst the site is designated as open space (allotments), an appropriate replacement site has been found. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space (allotments) must be found to replace the current site. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms an area of open space (allotments) within the established residential area of Shiremoor. The allotments are an historic feature in
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		the area and have social value. There is also a working mens club on the site which holds some heritage significance. Whilst development in this site would result in the loss of a local landscape feature, the proposed replacement site would result in an possible compramise. The proposed development would alter the landscape as it is currently characterised by later twentieth century housing and areas of green space. A creative scheme could be possible here.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: EA map shows small area with the potential to be affected by surface water flooding. No known flooding issues on site, or on surrounding sites. Mitigation:
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS system should be installed to reduce the impact of any development to the local drainage network. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation required to avoid potential increase to levels of contamination. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. Proposed sensitive end use. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
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Site number 34, Plot 11, Cobalt Business Park			Potential Use 2) Employment
Total Site Area (ha): 2.05	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would support employment and the borough's economy, although the local area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	No	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of this site, currently allocated for employment use through the UDP, for employment will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The loss of open space and a greenfield site in this area would not help contribute to a harmonious community unless the site was sufficiently mitigated to improve links to the Silverlink Country Park and
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.			provision of open space and facilities to develop
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site encroaches onto the neighbouring country park, therefore developing it would result in a loss of this facility. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In PartNo	Mitigation: Ensure contributions for establishment of usable green space.

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Although the Northumberland Park shops are over 750m from the site there are some local shops in the vicinity and with access to open space, bus stops, Metro Station (less than 1km) this site is considered to offer a range of facilities that cummulatively Mitigation: Provision of open space on the site and linkages into the existing Biodiverstiy ParkGreen RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for bus services and within walking distance of Northumberland Pk Metro station. A limited but growing range of local facilities and services are available. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure with consideration of access being key.</p> <p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	
13. To avoid adverse	13a) Would development avoid potential damage to designated	No	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		The site lies adjacent to and takes in part of a Local wildlife Site, that development could disturb and harm. Due to the amount of surrounding greenspace, it is not considered that the loss of this site would completely fragment habitats/Indscapes. Mitigation: Those parts of the site that are within the LWS should not be developed, and a sufficient buffer included between those parts and any development. RAG outcome: Red
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help
	14b) Can development help to minimise waste generation?	No	

			<p>ensure reduced levels of construction waste.</p> <p>Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>Part of the site is designated as open space, which would be lost if the site were to be redeveloped. It is not located within the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable</p> <p>Mitigation:</p> <p>Replacement open space should be found within the same of area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is within close proximity to a variety of landscapes. It is on the edge of a large office</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		development and area of modern housing. South of the site is the Silverlink Biodiversity Park, a notable feature in North Tyneside's landscape. The site is also within the setting of an historic Waggonway and development could affect this. Whilst the site does provide a small green break in the townscape where the landscape changes, employment use could be appropriate here as it would not be out of keeping with the wider area. As a corner site special attention should be given to its design.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: No known flooding issues on the site.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	Mitigation: Potential SuDS system could integrate with the local

	from historic flooding incidents or an area of identified flood risk)		SuDS network.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation required to avoid increase to levels of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques including sound insulation. RAG outcome: Amber

Site number 34, Plot 11, Cobalt Business Park			Potential Use 1) Residential
Total Site Area (ha): 2.05	Ward: Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The site is allocated in the UDP for leisure use, but has not been developed. It sits adjacent to employment uses at Cobalt Business Park but it is not considered that the uses at Cobalt and housing development would be incompatible. Housing development he Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would

jobs.			support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from some employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:

including affordable homes.			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The loss of open space and a greenfield site in this area would not help contribute to a harmonious community unless the site was sufficiently mitigated to improve links to the Silverlink Country Park and provision of open space and facilities to develop
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site encroaches onto the neighbouring country park, therefore developing it would result in a loss of this facility. Some contributions may be
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8c) Would development avoid loss of existing open space?	In PartYes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space. RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site currently adjoins the Silverlink Country Park and there is a Post Office within 500m. Appropriate mitigation would maintain the provision and access of open space. Mitigation: Provision for open space incorporated in the development.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for bus services and within walking distance of Northumberland Pk Metro station. A limited but growing range of local facilities and services are available. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with consideration of access being key.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: The site lies adjacent to and takes in part of a Local wildlife Site, that development could disturb and harm. Due to the amount of surrounding greenspace, it is not considered that the loss of this site would completely fragment habitats/landscapes. Mitigation: Those parts of the site that are within the LWS should not be developed, and a sufficient buffer included between those parts and any development. RAG outcome: Red
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a
	14b) Can development help to minimise waste generation?	No	

<p>encouraging re-use, recycling and composting.</p>			<p>greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p>	<p>No</p>	<p>Comments: Part of the site is designated as open space, which would be lost if the site were to be redeveloped. It is not located within the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable</p> <p>Mitigation: Replacement open space should be found within the same of area of the borough.</p>
	<p>15b) Would development avoid any impact upon areas of Green Belt?</p>	<p>Yes</p>	
	<p>15c) Would the site afford sufficient access to existing green</p>	<p>Yes</p>	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is within close proximity to a variety of landscapes. It is on the edge of a large office development and area of modern housing. South of the site is the Silverlink Biodiversity Park, a notable feature in North Tyneside's landscape. The site is also within the setting of an historic Waggonway and development could affect this. Whilst the site does provide a small green break in the townscape as the landscape changes, housing could be appropriate here as it would not be out of keeping with the wider area. As a corner site special attention should be given to its design.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: No known flooding issues on the site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Potential SuDS system could integrate with the local SuDS network. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase in levels of contaminated would be mitigated against. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the

			presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential impact from road traffic noise. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number 42, Moorhouses Reservoir, Billy Mill, North Shields			Potential Use 1) Residential
Total Site Area (ha): 3.28	Ward: Collingwood		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This site falls within a residential area and therefore

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	In part	the development of the site for residential development with appropriate mitigation would help improve the levels of community participation and reduce the fear of crime in an area that is not attract
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and the remaining area contributes to the open space provision, therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

	8c) Would development avoid loss of existing open space?	No/Yes	Ensure contributions for healthcare facilities and establishment of usable green space. RAG outcome: Red
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is within short distance of a Post Office and local shops (less than 500m) and there is also a primary school within 500m as well. There is a bus stop very close to the site and with appropriate mitigation the site could maintain or improve access Mitigation: Maintain area of open space within the development that would meet the needs of the local community.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	Yes	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped (over ground), the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well placed for bus routes but is remote from the Metro system. There are a limited range of local services but it is over 1km to the nearest district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed. Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. RAG outcome: Amber
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As undeveloped (over ground) the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

			into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: The northern section of this site is designated as open space. The site is not in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located in an established mid to late twentieth century housing development. Whilst there are historic assets on this site it is considered that development here would have a minor impact on them. The site does provide a break in the</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			townscape, housing on this site would not be out of keeping with the surrounding area and would be continuation of the current development. Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Local flooding issues (minor). Site currently a reservoir, all assets related to the reservoir would have to be moved if there was to be any development. Mitigation: No issues to be mitigated. If developed would require comprehensive planning to develop a SuDS scheme that could be implemented. No nearby water courses, so this would have to get into the local drainage network.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	

			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase to level of contamination would be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	Yes	Comments:

pollution.	pollution?		Would not be affected by nor increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A
			RAG outcome: Green

Site number 42, Moorhouses Reservoir, Billy Mill, North Shields			Potential Use 2) Employment
Total Site Area (ha): 3.28	Ward: Collingwood		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Employment land uses would support job creation in this area that suffers from employment deprivation. Mitigation: n/a
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Green
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Greenfield site in a residential area and the development of employment uses in this area could create a conflict between them and erode community cohesion in the area.
	7b) Will the development create a quality environment in which to live and/or work?	No	Mitigation:

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Part of the site is open space and the remaining area contributes to the open space provision, therefore developing it would result in a loss. Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	NoNo	Ensure contributions for establishment of usable green space.
			RAG outcome: Red

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: The site is not well located with connections to local centres but there are some local shops within 500m and a primary school. Good connections with bus stops and the trunk road network for those traveling to the site. Mitigation: Ensure the provision of open space on the site with access to the surrounding area.Amber RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped (over ground), the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is well placed for bus routes but is remote from the Metro system. There are a limited range of local services but it is over 1km to the nearest district centre. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>

			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As undeveloped (over ground) the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	No	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The northern section of this site is designated as open space. The site is not in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Replacement open space should be found within the same area of the borough.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in an established mid to late twentieth century housing development. Whilst there are historic assets on this site it is considered that development here would have a minor impact on them. The site does provide a break in the townscape. An employment related development on this site would represent a change in the landscape from the established residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			Mitigation: Red

			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Local flooding issues (minor). Site currently a reservoir, all assets related to the reservoir would have to be moved if there was to be any development.
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	No issues to be mitigated. If developed would require comprehensive planning to develop a SuDS scheme that could be implemented. No nearby water courses, so this would have to go into the local drainage network.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contamination back into use. Vacant brownfield and greenfield land so mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of	In part	

land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Surrounding area is residential and would be sensitive to noise pollution.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation:

			Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 45, Charlton Court, Cedartree Gardens, Whitley Bay			Potential Use 1) Residential
Total Site Area (ha): 1.40	Ward: Monkseaton South		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to support prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome:
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is at the heart of a residential area but a development could improve the quality of the environment with appropriate mitigation.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
			Mitigation:

inequalities.	8c) Would development avoid loss of existing open space?	NoNo	Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Red
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within close proximity to a range of community facilities (less than 750m) and bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as some of this site is currently in active use, it is likely that the net impact on greenhouse gas emissions will be low.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for public transport, both bus and Metro, and is within 1km of both Monkseaton and Whitley Bay centres. With the scale of potential development likely to be limited to existing footprint of development it will not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As some of this site is currently in active use, it is likely that the net impact on waste generation from the site is likely to neutral or increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and</p>
	14b) Can development help to minimise waste generation?	In part	

			demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Much of this site is designated as open space and development here would result in it being lost. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space would need to be found within the same area of the borough.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is located in an established mid to late twentieth century housing development. The site
	16b) Would the development avoid having a significant impact	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		does provide a break in the townscape, housing on this site would not be out of keeping with the surrounding area and would be continuation of the current development. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Reported flooding off site to the east and south east. EA map shows that the site is prone to surface water flooding events due to topography. Mitigation: SuDS system would have to integrate with the watercourse to the north. RAG outcome: Amber
	If no, which type?	Groundwater	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Partly greenfield site, partly residential site. Site potentially contaminated.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A

			RAG outcome: Green
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Site number 46, Foxhunters, Hillheads Road, Whitley Bay **Potential Use 1) Mixed use (Residential-led)**

Total Site Area (ha): 2.72	Ward: Monkseaton South	

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part		
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes			
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a			

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough in an area of strong demand including
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		meeting needs for affordable housing.
			Mitigation: n/a
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is surrounded by residential development and allotment gardens to the east of the site. The loss of the car sales garages to residential with appropriate mitigation could help create a harmonious community that develops high levels of participation.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation: Ensure contributions for healthcare facilities.</p> <p>RAG outcome: Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments: Close access (less than 500m) to the local primary school and mitigation to the allotments and open space to allow provision to community facilities but the town centre offering a range of community facilities in Whitley Bay is between 750m-1km away. Excellent transport links.</p> <p>Mitigation: Mitigation to allow for the provision of open space and allotments on the site or within the vicinity.</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation:

<p>through more efficient use of resources.</p>			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is well located for both bus and Metro links and is within reasonable distance of a wide range of services and facilities. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>In part</p>	
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>No</p>	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to</p>

			tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is currently developed and not designated open space, but does border a large area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located on the edge of a predominately residential area of Monkseaton and currently comprises of motor related industries. New housing here would be a continuation of existing residential development and would have a neutral impact on the landscape. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding issues on the highway due to surface water. There is potential for development to reduce the impact of surface water on the local drainage system.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	

			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS scheme could be implemented to reduce the amount of surface water entering the local drainage system unrestricted.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially affected by road traffic noise.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise levels.
			Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Green

Site number 46, Foxhunters, Hillheads Road, Whitley Bay		Potential Use 2) Employment	
Total Site Area (ha): 2.72		Ward: Monkseaton South	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would support employment and the borough's economy, although the local area does not suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use and redevelopment of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is surrounded by residential development and allotment gardens to the east of the site. Development for employment uses is not considered a positive impact of the existing community.
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Close access to bus stops and a range of local facilities but a recognised centre is over 750m from the site. Open Space and allotments would all add to the community facilities in the area but these would need to be considered with appropriate mitigation.</p> <p>Mitigation:</p> <p>Provision of Open Space would need to be provided and the provision of allotments within the locality. Access of Open Space to the surrounding area would need to be secured.Green</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		before it exits site
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: No change if the site stays in its current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus and Metro links and is within reasonable distance of a wide range of services and facilities. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>No change if the site stays in its current use.</p> <p>Mitigation:</p>
	14b) Can development help to minimise waste generation?	n/a	

recycling and composting.			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is currently developed and not designated open space, but does border a large area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located on the edge of a predominately residential area of Monkseaton and currently comprises of motor related industries. The retention of the site as it is would have a neutral impact on the landscape. If the site were to be developed further, it has the potential to have a positive impact on the area as it would be an
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			improvement to the current development. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Known flooding issues on the highway due to surface water. There is potential for development to reduce the impact of surface water on the local drainage system.
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS scheme could be implemented to reduce the amount of surface water entering the local drainage system unrestricted.
			RAG outcome: Amber
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated the site is in current active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Due to current use site would not be as sensitive to noise pollution.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Green</p>
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Site number 48, Site at Coquet Avenue, Whitley Bay			Potential Use 2) Retail
Total Site Area (ha): 0.59	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail use has economic benefits, especially in the context of this currently cleared site. This site is within the town centre but a little detached from the main retail area and so could harm the vitality of the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: A development that could help to support the economy and maintain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area.
			Mitigation: n/a
			RAG outcome:

			Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.</p> <p>Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

reduce health inequalities.			accessible green space should employees want to use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within the Town Centre of Whitley Bay and close to the theatre and Spanish City and could help bring additional footfall to this part of the town with increased retail or other main town centre uses. Great access to bus and Metro.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means excellent access to both bus and Metro networks and a full range of services and facilities that are available in Whitley Bay. Scale of potential development unlikely to be sufficient to have any significant impact upon the strategic network however constraints on parking will need to be addressed given proximity to the Spanish City. Local impact of development to be assessed through work at planning application stage including parking.</p> <p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Mitigation of parking on site will be an important in order to ensure existing issues are not exacerbated.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location may increase disturbance to the SPA/Ramsar site. Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6. RAG outcome: Amber
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located in the established residential area</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	of Whitley Bay and is amongst the early twentieth century terraces. The coastal area is within close proximity. It is clearly in the setting of a number of designated heritage assets, which are key landmarks in the area. Development could be beneficial as the site is currently vacant and detracts from the landscape. Whilst the site does abut larger buildings, such as the Playhouse and a school, a retail development would not be the most coherent feature in the landscape; especially as the site is at a distance from shopping areas that are near by.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: EA map shows that a small percentage of the site is susceptible to a surface water flooding event, however there has not been any recorded flooding
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			on the site. There was known flooding on the adjacent highway on Park Avenue and Marine Avenue junction.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS scheme could be implemented to try to attenuate the surface water discharge from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant site so any increase in levels of contamination would need to be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and

			<p>contruction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant.</p> <p>Mitigation: Good design and layout techniques including sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 48, Site at Coquet Avenue, Whitley Bay		Potential Use 1) Residential	
Total Site Area (ha): 0.59	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current cleared brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area.
			Mitigation:

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Previous planning permission for residential development lapsed without any progress.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation:
			RAG outcome:

			Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The former school site has been vacant for a long time and the development of residential units would help to improve the quality of the environment and encourage community activity. Mitigation would contribute towards achieving higher levels of communti
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Less than 250m to Whitley Bay town centre with a range of community facilities and services. There are bus stops close by and Metro Station in the town centre.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site RAG outcome: Green
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part No

			minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means excellent access to both bus and Metro networks and a full range of services and facilities that are available in Whitley Bay. Scale of potential development not sufficient to have any significant impact upon the strategic network however constraints on parking will need to be addressed given proximity to the Spanish City. Local impact of development to be assessed through work at planning application stage.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Mitigation of parking on site will be an important in order to ensure existing issues are not exacerbated.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased population in this location may increase disturbance to the SPA/Ramsar site. Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6. RAG outcome: Amber
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located in the established residential area</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	of Whitley Bay and is amongst the early twentieth century terraces. The coastal area is within close proximity. It is clearly in the setting of a number of designated heritage assets, which are key landmarks in the area. Development could be beneficial as the site is currently vacant and detracts from the landscape. A housing scheme could continue the established urban grain and repair the currently broken streetscape.
			Mitigation:
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: EA map shows that a small percentage of the site is susceptible to a surface water flooding event, however there has not been any recorded flooding on the site. There was known flooding on the adjacent highway on Park Avenue and Marine
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

			Avenue junction.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS scheme could be implemented to try to attenuate the surface water discharge from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potentially contaminated, former school site back into use. Not currently in use but classified as a brownfield site.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise levels.
			Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number 48, Site at Coquet Avenue, Whitley Bay		Potential Use 3) Main Town Centre Uses, including residential	
Total Site Area (ha): 0.59	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	<p>Comments:</p> <p>Main town centre uses has many economic benefits, especially in the context of this currently cleared site. This site is within the town centre but a little detached from the main retail area and so could support the leisure/tourism at The adjacent Playhouse and Spanish City.</p> <p>Mitigation:</p> <p>Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.</p> <p>RAG outcome:</p> <p>Green</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Main town centre use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: A development that could help to support the economy and maintain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	Yes	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the economic regeneration and image of the area.

			Mitigation: n/a
			RAG outcome: Green
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site could include residential development and therefore provide a range of house types (albeit most likely to be high density housing) to meet the identified needs of the community.
	6b) Will development contribute towards an adequate supply of affordable housing?	In part	
			Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of affordable

			housing as part of the scheme are pursued
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within the Town Centre of Whitley Bay and close to the theatre and Spanish City and could help bring additional footfall to this part of the town with increased retail or other main town centre uses. Great access to bus and Metro.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating

			<p>and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means excellent access to both bus and Metro networks and a full range of services and facilities that are available in Whitley Bay. Scale of potential development unlikely to be sufficient to have any significant impact upon the strategic network however constraints on parking will need to be addressed given proximity to the Spanish City. Local impact of development to be assessed through work at planning application stage including parking.</p> <p>Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Mitigation of parking on site will</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			<p>be an important in order to ensure existing issues are not exacerbated.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.</p> <p>RAG outcome: Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the</p>
	14b) Can development help to minimise waste generation?	No	

<p>encouraging re-use, recycling and composting.</p>			<p>site has been cleared for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p>	<p>Yes</p>	<p>Comments: The site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	<p>15b) Would development avoid any impact upon areas of Green Belt?</p>	<p>Yes</p>	
	<p>15c) Would the site afford sufficient access to existing green space?</p>	<p>Yes</p>	<p>RAG outcome: Green</p>

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located in the established residential area of Whitley Bay and is amongst the early twentieth century terraces. The coastal area is within close proximity. It is clearly in the setting of a number of designated heritage assets, which are key landmarks in the area. Development could be beneficial as the site is currently vacant and detracts from the landscape. The site does abut larger buildings, such as the Playhouse and a school, and so a more commercial-type development could be appropriate here. It would have to be well-designed to fit within the wider residential grain.</p> <p>Mitigation: Appropriate design, sensitive to context.</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>EA map shows that a small percentage of the site is</p>
	If no, which type?	Surface	

		Water	susceptible to a surface water flooding event,
	17b) Is the site free from historic recorded flood events?	Yes	however there has not been any recorded flooding on the site. There was known flooding on the adjacent highway on Park Avenue and Marine Avenue junction.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS scheme could be implemented to try to attenuate the surface water discharge from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant site so any increase in levels of contamination would need to be mitigated against. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: Main town centre use may potentially increase noise pollution due to later opening hours for shops or restaurants and delivery vans for instance however, not considered to be significant.</p> <p>Mitigation: Good design and layout techniques including sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 49, 35 Esplanade, Whitley Bay		Potential Use 1) Residential	
Total Site Area (ha): 0.07	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current cleared brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs

			created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast within a popular tourist area, redevelopment of this vacant site would have a

			positive impact on the image of the area.
			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		suggests that there is no scope to provide any affordable housing.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?		Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?		
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering	n/a	RAG outcome: Green

	from high crime and/or poor living environments?		
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.</p> <p>Mitigation: Ensure contributions for healthcare facilities.</p> <p>RAG outcome: Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?		<p>Comments: Town Centre site close to bus, Metro services</p> <p>Mitigation: Green</p> <p>RAG outcome: Green</p>
	9b) Is the site easily accessible and well served by public transport?		
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: N/A
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?		Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use.

			<p>Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Application for residential use now permitted and development has commenced. Excellently located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Local impact of development assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is close to the SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased population in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation:</p> <p>Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.</p> <p>RAG outcome:</p> <p>Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	No	

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located on the North Tyneside coastline, a</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	key feature in the borough's landscape. Along the Promenade there is a variety of individual properties that are in a combination of different uses. Currently the site detracts from the surrounding area as it is vacant. Residential development would be positive, as it would improve what is currently there and would be coherent with the surrounding landscape. The final scheme should also take into account that the site is in the setting of a locally registered clock.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Flooding issue on the highway. Previously developed, so impact of development would be minimal. Would have to connect to the local drainage network.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	Reduction in the discharge rates from the site

	from historic flooding incidents or an area of identified flood risk)		through the use of SuDS. RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	In part	Comments:

pollution.	pollution?		Noise assessment would need to be submitted.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development will not increase noise levels.
			Mitigation: Design and layout techniques which include sound insulation for eligible properties.
			RAG outcome: Green

Site number 49, 35 Esplanade, Whitley Bay		Potential Use 2) Retail	
Total Site Area (ha): 0.07		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Edge of centre site with good access that would have good links to Whitley Bay town centre and provide the opportunity to grow a greater range of retail options potentially available. However there is the potential to harm the vitality of the town centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	yes	Mitigation: Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that could help to support the economy and improve the prosperity of the area, which suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: A prominent derelict site at the coast, redevelopment here would be positive in improving the image of the area.

			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued

			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Not Applicable	Comments: Not Applicable
	7b) Will the development create a quality environment in which to live and/or work?	Not Applicable	Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	Not Applicable	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Not Applicable	RAG outcome: Not Applicable
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Not Applicable	Comments: Not Applicable
	9b) Is the site easily accessible and well served by public transport?	Not Applicable	Mitigation: -Not Applicable
			RAG outcome: Not Applicable
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	N/A

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site has been cleared and vacant for some time, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Application for residential use now permitted and development has commenced. Excellently located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is close to the

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased visitors in this location may increase disturbance to the SPA/Ramsar site.
			Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste.

			<p>Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located on the North Tyneside coastline, a key feature in the borough's landscape. Along the Promenade there is a variety of individual properties</p>
	16b) Would the development avoid having a significant impact	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		that are in a combination of different uses. Currently the site detracts from the surrounding area as it is vacant. Retail development would be consistent with the surrounding landscape and, if designed well, could have a positive impact on the landscape. The final scheme should also take into account that the site is in the setting of a locally registered clock.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Flooding issue on the highway. Previously developed, so impact of development would be minimal. Would have to connect to the local drainage network. Mitigation: Reduction in the discharge rates from the site through the use of SuDS.
	If no, which type?	Not Applicable	
	17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Currently vacant land so any increase to level of contamination would need to be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	Yes	Comments:

pollution.	pollution?		Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant due to the surrounding uses such as bars, pubs and clubs.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 50, Whisky Bends, Promenade, Whitley Bay		Potential Use 2) Retail	
Total Site Area (ha): 0.02		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Site is within catchment of but not partiucalar near to Whitley Bay town centre. There is the potential to harm the vitality of the town centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that could help to support the economy and improve the prosperity of the area, which suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: A prominent derelict site at the coast, redevelopment here would be positive in improving the image of the area.
			Mitigation: n/a

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within the Town Centre of Whitley Bay and close to the seafront and could help bring additional footfall to this part of the town with increased retail or other main town centre uses, particularly beneficial to support the visitor economy of Whitley Bay.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	In part	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: N/A
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Excellent located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Site is not a protected wildlife site. It is close to the SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased visitors in this location may increase disturbance to the SPA/Ramsar site.</p> <p>Mitigation:</p> <p>Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.</p> <p>RAG outcome:</p> <p>Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will</p>
	14b) Can development help to minimise waste generation?	No	

composting.			<p>increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located on the North Tyneside coastline, a</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	key feature in the borough's landscape. Along the Promenade there is a variety of individual properties that are in a combination of different uses. The building on the site is a non-designated heritage asset. Its redevelopment would be beneficial to the coastal landscape as it is currently vacant and detracts from it. If the building is lost, then the design should respond appropriately to the site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Flooding issue on the highway. Previously developed, so impact of development would be minimal. Would have to connect to the local drainage network.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	Reduction in the discharge rates from the site through the use of SuDS.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Currently vacant land so any increase to level of contamination would need to be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	Yes	Comments:

pollution.	pollution?		Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant due to the surrounding uses such as bars, clubs and pubs.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques including sound insulation.
			RAG outcome: Green

Site number 50, Whisky Bends, Promenade, Whitley Bay			Potential Use 1) Residential
Total Site Area (ha): 0.02	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: A prominent derelict site at the coast, redevelopment here would be positive in improving the image of the area.
			Mitigation: n/a

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site disused building would bring a positive benefit to the local community and residential development would support the existing local community to create an attractive environment reflecting a positive impression of the area and re
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This
	8b) Is the site well located in relation to established green	yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to Whitley Bay town centre and a range of community facilities and services and a short walk (less than 500m) to a Metro station and bus stop (less than 250m)
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Excellent located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	No	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site. It is close to the SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased residents in this location may increase disturbance to the SPA/Ramsar site.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located on the North Tyneside coastline, a key feature in the borough's landscape. Along the</p>
	16b) Would the development avoid having a significant impact	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		<p>Promenade there is a variety of individual properties that are in a combination of different uses. The building on the site is a non-designated heritage asset. Its redevelopment would be beneficial to the coastal landscape as it is currently vacant and detracts from it. If the building is lost, then the design should respond appropriately to the site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>	
	17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No Surface Water	<p>Comments: Flooding issue on the highway. Previously developed, so impact of development would be minimal. Would have to connect to the local drainage network.</p> <p>Mitigation: Reduction in the discharge rates from the site through the use of SuDS.</p>
		17b) Is the site free from historic recorded flood events?	In part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part		

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potentially contaminated land. Site due for demolition.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential

	19b) Would development avoid creation of noise pollution?	n/a	development would not increase noise levels. Mitigation: A noise survey would need to be submitted. RAG outcome: Green
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Site number 51, High Point Hotel, Promenade, Whitley Bay			Potential Use 2) Retail
Total Site Area (ha): 0.17	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Site is within catchment of but not partiucalar near to Whitley Bay town centre. There is the potential to harm the vitality of the town centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: A development that could help to support the economy and maintain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: A prominent derelict site at the coast, redevelopment here would be positive in improving the image of the area.
			Mitigation: n/a
			RAG outcome: Amber

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	of crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	

inequalities.			use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	yesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within close proximity of Whitley Bay Town Centre and close to the seafront and could help bring additional footfall to this part of the town with increased retail or other main town centre uses, particularly beneficial to support the visitor economy of Wh
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	Yes	site
			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
			RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable

			energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Excellent located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	No	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site. It is close to the SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased visitors in this location may increase disturbance to the SPA/Ramsar site.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
			Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located on the North Tyneside coastline, a</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	key feature in the borough's landscape. Along the Promenade there is a variety of individual properties that are in a combination of different uses. The building on the site is a non-designated heritage asset. Its redevelopment would be beneficial to the coastal landscape as it is currently vacant and detracts from it. There are still sections of the building that are worthy of merit and these should be retained. The site forms the corner of a grid iron development pattern, therefore the design should respond appropriately.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: Previously developed. Would want discharge attenuated to less than previous. Would have to connect to the local drainage network.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	In part	

			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Reduction in the discharge rates through SuDS.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Site currently undergoing demolition and means vacant site will have to be mitigated in order to avoid any increase to levels of contamination. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	In part	

Site number 51, High Point Hotel, Promenade, Whitley Bay			Potential Use 1) Residential
Total Site Area (ha): 0.17	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: A prominent derelict site at the coast, redevelopment here would be positive in improving the image of the area.
			Mitigation:
			RAG outcome: Amber

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site disused building would bring a positive benefit to the local community and residential development would support the existing local community to create an attractive environment reflecting a positive impression of the area and re
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		space.
			Mitigation:
	8c) Would development avoid loss of existing open space?	yesNo	Ensure contributions for healthcare facilities. RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to Whitley Bay town centre and a range of community facilities and services and a short walk (less than 500m) to a Metro station and bus stop (less than 250m)
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
			Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Excellent located for bus and Metro services and for a complete range of services and facilities in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is close to the

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	SSSI and Ramsar site along the seafront and it forms part of a wildlife corridor; however, as a small brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, however increased residents in this location may increase disturbance to the SPA/Ramsar site.
			Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation:

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located on the North Tyneside coastline, a key feature in the borough's landscape. Along the</p>
	16b) Would the development avoid having a significant impact	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		<p>Promenade there is a variety of individual properties that are in a combination of different uses. The building on the site is a non-designated heritage asset. Its redevelopment would be beneficial to the coastal landscape as it is currently vacant and detracts from it. There are still sections of the building that are worthy of merit and these should be retained. The site forms the corner of a grid iron development pattern, therefore the design should respond appropriately.</p>
			<p>Mitigation: Amber</p>
			<p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments: Previously developed. Would want discharge attenuated to less than previous. Would have to connect to the local drainage network.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	In part	<p>Mitigation:</p>

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Reduction in the discharge rates through SuDS. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potentially contaminated land. Currently going through demolition so would bring the site back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number 52, Land at Shap Road, Marden, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 1.24		Ward: Cullercoats	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The area is large piece of open space within a residential area that offers the opportunity for
	7b) Will the development create a quality environment in which	No	

strong identities and high levels of participation in community activities.	to live and/or work?		social and recreation space that can help encourage community participation. With appropriate mitigation the incorporation of open space on the site or within
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	noYes	Mitigation: Ensure contributions for establishment of usable green space.

			RAG outcome: Red
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity of a bus stop and within 750m of Preston Grange District Centre with a selection of community facilities. Mitigation: Mitigation to ensure the open space quality is improved and either incorporated in the development or within the vicinity.Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any	No	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for access to bus services and within reasonable distance of Cullercoats station. Good range of local services and facilities available. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	Whilst redevelopment of this site would see the loss of green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The site is designated as open space. It is not located in the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space should be found within the same area of the borough. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in an established area of mid to late twentieth century housing. It is currently an area of open space which is surrounded on four sides by the rear of houses. As it is, the site provides a green break in the surrounding development pattern that contributes well to the local landscape. However, if residential development were to occur
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			<p>it would form a continuation of the surrounding residential area. New housing would not be out of keeping with the surrounding landscape and would have a neutral impact. There are no heritage constraints on this site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>No known flooding issues, greenfield site where run off rates could be reduced through development.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	<p>This would still have to go into the local drainage network, whereas it currently infiltrates the ground.</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation: SuDS</p> <p>RAG outcome: Red</p>

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase level of contamination would be mitigated against. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation:

			N/A
			RAG outcome: Green

Site number 52, Land at Shap Road, Marden, North Shields			Potential Use 2) Open space, leisure and recreation
Total Site Area (ha): 1.24	Ward: Cullercoats		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant link to the above objective.
			Mitigation: n/a

			RAG outcome: Not Applicable
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: No significant link to the above objective.
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	Mitigation: n/a
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Not Applicable
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No significant link to the above objective.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and	n/a	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Mitigation:

	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: Ensure contributions for establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Provision of open space would bring close access to the surrounding population and beneficial to have
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		other facilities in close proximity, particularly a primary school for those with children. Close access to bus stops and Metro Station less than a km aw
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation: Suds attenuation ponds to filter surface water before it exits site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of	n/a	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>Mitigation:</p> <hr/> <p>RAG outcome: Not Applicable</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Well located for access to bus services and within reasonable distance of Cullercoats station. Good range of local services and facilities available. Continued use of the site as open space will not have any impact upon existing transport infrastructure.</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>Yes</p>	<p>RAG outcome: Green</p>
<p>13. To avoid adverse effects to the areas</p>	<p>13a) Would development avoid potential damage to designated wildlife sites?</p>	<p>Yes</p>	<p>Comments: Redevelopment as open space could serve to have a</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>positive impact on the area's ecology.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>	
	14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	<p>Comments: No impact if site remains as current use.</p>
	14b) Can development help to minimise waste generation?	n/a	<p>Mitigation:</p> <p>RAG outcome: Not Applicable</p>	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is designated as open space, but the proposed use should not result in any loss. It is not located in the Green Belt, although it is a greenfield site. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space should be found within</p>	
	15b) Would development avoid any impact upon areas of Green Belt?	Yes		
	15c) Would the site afford sufficient access to existing green	Yes		

	space?		the same area of the borough, if any open space is lost. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in an established area of mid to late twentieth century housing. It is currently an area of open space which is surrounded on four sides by the rear of houses. As it is, the site provides a green break in the surrounding development pattern, which contributes well to the local landscape. Retaining the site in its current use will have a neutral impact on the surrounding landscape. Ensuring it is well maintained and in use will enable it to have more positive impact. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: No known flooding issues, greenfield site where run off rates could be reduced through development. This would still have to go into the local drainage network, whereas it currently infiltrates the ground. Mitigation: SuDS RAG outcome: Red
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Open space, leisure and recreation not considered to increase contamination levels. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			<p>presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: Surrounding area residential and not at risk of noise pollution. Open space, leisure and recreation not considered to create any noise pollution problems.</p> <p>Mitigation: Design and layout techniques such as sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	Yes	

Site number 53, Wallington Court, Wallington Avenue, Cullercoats		Potential Use 1) Residential	
Total Site Area (ha): 0.36	Ward: Cullercoats		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The development is already in residential use so the

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	In part	replacement of residential flats for another residential use would not envisage significant changes to the community. Mitigation would help to achieve greater community participation.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	Mitigation: Ensure contributions for healthcare facilities.

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 750m of Preston Grange District Centre and close bus stops
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. Establish overland flow routes outside of site boundary to allow for mitigation
			RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site well located for existing bus services and not</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	too far from the Metro system. A good range of local services and facilities are available nearby. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation:

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	
			RAG outcome: Amber

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The area is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>Located on the site is a 1950s housing complex. This low density development differs greatly from the surrounding traditional housing styles. Whilst this development represents a particular style of housing, it is not considered to be a heritage asset. New housing would be a continuation of the surrounding landscape.</p> <p>Mitigation:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding issues to the properties to the south. As it is brownfield, development could help to improve the attenuation of surface water.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS - any run off would still have to go into the network, and therefore improving the attenuation of the surface water would be key.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so

	versatile agricultural land?		<p>determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: No evidence of noise pollution. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation: A noise survey would need to be submitted.</p> <p>RAG outcome: Green</p>

Site number 54, East George Street, North Shields **Potential Use 1) Mixed use (Residential-led)**

Total Site Area (ha): 0.87	Ward: Tynemouth	

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	In part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a quality environment to live but the surrounding uses are all employment uses at present. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Amber
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Amber
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of communitiy facilities. Very close to a bus stop and within 750m-1km of a Metro Station. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			assessed through work at planning application stage and potentially a masterplan.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this site. Residential/mixed use development here, whilst it would be a change in the local landscape, could have neutral impact overall. Mitigation: n/a
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: No known issues. Metro line lower level to the north. To east lower level towards the River Tyne. Any development could help to reduce discharge rates.	
	17b) Is the site free from historic recorded flood events?	Yes		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		In part	Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.
				RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.	
	18b) Would development avoid potential increase to levels of contamination?	Yes		
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.	

	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A
			RAG outcome: Green

Site number 54, East George Street, North Shields		Potential Use 2) Employment	
Total Site Area (ha): 0.87		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.			participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: Ensure contributions for healthcare facilities.

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	n/a	Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>site. To retain the site in this use would have a neutral impact on the surrounding landscape. If a more coherent scheme came forward, that took into account the mitigation, this site could have a positive impact on the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>Yes</p>	<p>Comments: No known issues. Metro line lower level to the north. To east lower level towards the River Tyne. Any development could help to reduce discharge rates.</p> <p>Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.</p>
	<p>If no, which type?</p>		
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p>	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in current use. A sensitive end use is required. Mitigation: A detailed site survey is required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses. Mitigation: Design and layout techniques including sound insulation.
	19b) Would development avoid creation of noise pollution?	In part	

			RAG outcome: Green
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Site number 55, Hutson St. / East George St. Block, North Shields			Potential Use 2) Employment
Total Site Area (ha): 0.45	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.			participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments:
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	n/a	Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: is developed site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is currently comprises of a variety of small, individual industrial businesses. It is mainly in an area of a similar nature, but is on the edge of residential development. There is an existing heritage asset on this site, a nineteenth century
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>house which once would have been part of a wider terrace. To retain the site in this use would have a neutral impact on the surrounding landscape. If a more coherent scheme came forward, that took into account the mitigation, this site could have a positive impact on the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p>	<p>Yes</p>	<p>Comments: No known issues. To east lower level towards the River Tyne. Any development could help to reduce discharge rates off site.</p> <p>Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.</p>
<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>		
<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p>		

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase level of contamination would be mitigated against. Mitigation: A detailed site survey is required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses. Mitigation: Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	In part	

			RAG outcome: Green
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Site number 55, Hutson St. / East George St. Block, North Shields		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 0.45		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development. Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part		
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes			
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a			

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a quality environment to live but the surrounding uses are all employment uses at present. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Amber
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of communitiy facilities. Very close to a bus stop and within 750m-1km of a Metro Station. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			assessed through work at planning application stage and potentially a masterplan.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle links across development. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated open space or

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is currently comprises of a variety of small, individual industrial businesses. It is mainly in an area of a similar nature, but is on the edge of residential development. There is an existing heritage asset on this site, a nineteenth century house which once would have been part of a wider terrace. Whilst housing here would represent a change in the current landscape, it is not inconsistent with the history of the area or the wider landscape. The heritage asset could also benefit, if incorporated, from a new scheme.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: No known issues. To east lower level towards the River Tyne. Any development could help to reduce discharge rates off site.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
	19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes
	19b) Would development avoid creation of noise pollution?	n/a	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: N/A RAG outcome: Green

Site number 56, Brewhouse Bank A, North Shields		Potential Use 2) Employment	
Total Site Area (ha): 0.51		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

participation in community activities.			participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains as current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments:
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	n/a	
			Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>site. To retain the site in this use would have a neutral impact on the surrounding landscape. If a more coherent scheme came forward, that took into account the mitigation, this site could have a positive impact on the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: No known issues. To east lower level towards the River Tyne. Any development could help to reduce discharge rates off site.</p>
	<p>If no, which type?</p>		
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	<p>Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network.</p>
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p>	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. A sensitive end use required. Mitigation: A detailed site survey is required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Mitigation: Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	In part	

Site number 56, Brewhouse Bank A, North Shields		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 0.51		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development. Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: none
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a quality environment to live but the surrounding uses are all employment uses at present. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Amber
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of communitiy facilities. Very close to a bus stop and within 750m-1km of a Metro Station. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			assessed through work at planning application stage and potentially a masterplan.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle links across development. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented</p>
	13b) Would development avoid fragmentation of habitats and/or	Yes	

wildlife sites and protected species.	landscapes?		by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a variety of small, individual industrial businesses. The majority of the surrounding area is also of a similar nature, although there are residential areas within close proximity. There are no heritage constraints on this site. Residential development here, whilst it would be a change in the local landscape could have neutral impact overall.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: No known issues. To east lower level towards the River Tyne. Any development could help to reduce discharge rates off site. Mitigation: SuDS - reduction in the discharge rates would be sought as water would have to go into the local network. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	Yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
	19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes
	19b) Would development avoid creation of noise pollution?	n/a	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: N/A RAG outcome: Green

Site number 57, Tanners Bank West (N), North Shields			Potential Use 2) Employment
Total Site Area (ha): 2.18	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.
			Mitigation: n/a
			RAG outcome:

			Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	

inequalities.			use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	yesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town Centre and 500m of Tynemouth District Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a 750m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne RAG outcome: Amber
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	n/a n/a
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably located for public transport, with both bus services and North Shields station
	12b) Is there a range of services and facilities within a reasonable	Yes	

options and make the best use of existing transport infrastructure.	distance?		comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it immediately near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains as current use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an established area of light

<p>North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p>	<p>industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone. Heritage assets are located on the site and surrounding it, both designated and non-designated as well as archaeological remains. Developing the site for employment use would enable the site to regain its previous working atmosphere, which is what the Fish Quay and its surrounding area was initially developed for. It could also be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p>	<p>No</p>	<p>Comments: Topography of the site means high run off rates.</p>

	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation is required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to the surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques.</p>
			<p>RAG outcome: Green</p>

Site number 57, Tanners Bank West (N), North Shields		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 2.18		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: none
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To	6a) Will development help to provide a range of house types and	Yes	Comments:

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.	sizes to meet the local identified needs of all the community?		Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a quality environment to live but the surrounding uses are all employment uses at present. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of communtiy facilities. Very close to a bus stop and within 750m of Tynemouth Metro Station. Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>Yes</p>	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Given number</p>

			<p>of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed, particularly given potential wider cumulative impacts of development in the area. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p>
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>No</p>	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle access across development. Work to continue to promote an integrated public transport system. Explore options to provide additional/re-routed bus services. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it immediately near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction

			waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an established area of light industry. Whilst there are businesses working here,
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone. Heritage assets are located on the site and surrounding it, both designated and non-designated as well as archaeological remains. Whilst residential/mixed use development would be a change in the landscape, it could be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Topography of the site means high run off rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	Development would have to mitigate against our

	from historic flooding incidents or an area of identified flood risk)		land surface flow from Tanners Bank. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whist potentially contaminated the site has a number of different uses.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A RAG outcome: Green

Site number 58, Tanners Bank West (S), North Shields

Potential Use 2) Employment

Total Site Area (ha): 1.85

Ward: Tynemouth

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	<p>Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: Employment uses would contribute to job creation.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Located at a key gateway to the popular visitor area of the Fish Quay, this site at present harms the image of the area due to its vacancy and dereliction. Redevelopment of the site would significantly improve the image of the area and its attractiveness
			Mitigation: Heavy industry employment uses would not enhance the tourism image; offices or other

			"lighter"employment uses would be preferable.
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre offering a range of community facilities and services. Close to bus stops and Metro Station in the town centre is less than a km.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	No	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts have been vacant for some time. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
			<p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it immediately near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Some of the site is in use while other parts have been vacant for some time, the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	In part	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has direct views to a scheduled monument. Developing the site for employment use would enable the site to regain its previous working atmosphere, which is what the Fish Quay and its surrounding area was initially developed for. It could also be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?		Topography of the site means high run off rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in
	19b) Would development avoid creation of noise pollution?	In part	

		<p>this instance due to surrounding industrial uses.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
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Site number 58, Tanners Bank West (S), North Shields

Potential Use 1) Residential

Total Site Area (ha): 1.85

Ward: Tynemouth

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	<p>Comments: Although designated in the UDP for employments uses, this site has been vacant and derelict for over 10 years. The Fish Quay is now a mixed use area, where residential uses sit side-by-side with other uses. It is not considered that housing development he</p> <p>Mitigation: n/a</p> <p>RAG outcome: Not Applicable</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Located at a key gateway to the popular visitor area of the Fish Quay, this site at present harms the image of the area due to its vacancy and dereliction. Redevelopment of the site would significantly improve the image of the area and its attractiveness
			Mitigation:
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - To	6a) Will development help to provide a range of house types and	Yes	Comments:

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.	sizes to meet the local identified needs of all the community?		Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied appear unattractive and the development of residential units on the site would help create a quality environment to live but the surrounding uses are all predominant! Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre (500m) that both offer a good range of communtiy facilities. Very close to a bus stop and within 750m of Tynemouth Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts have been vacant for some
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>time. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used or redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>Yes</p>	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station comparatively nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are</p>

			<p>available in North Shields town centre again however access could be improved. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed, particularly given potential wider cumulative impacts of development in the area. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p>
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>No</p>	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Explore options to provide additional/re-routed bus services. Consider use of</p>

			<p>masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it immediately near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has direct views to a scheduled monument. Whilst residential development would be a change in the landscape, it could be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Topography of the site means high run off rates.</p>
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site has a number of different uses.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A

			RAG outcome: Green
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Site number 59, Tanners Bank East, North Shields		Potential Use 2) Employment	
Total Site Area (ha): 1.17		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.
			Mitigation: Heavy industry employment uses would not enhance the tourism image; offices or other "lighter" employment uses would be preferable.

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	

inequalities.			use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	yesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also
	9b) Is the site easily accessible and well served by public transport?	Yes	very good access to Tynemouth District Centre that both offer a good range of communitiy facilities. Very close to a bus stop and within 750m of Tynemouth Metro Station. Mitigation would be required to acco
			Mitigation: Provison of open space and allotments within the locality to be provided.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	In part	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, most of this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station fairly nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site. It is close to the SSSI along the river and it forms part of a wildlife corridor; however, as a brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, nor would its redevelopment serve to significantly disturb nearby protected species or habitats. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Areas of designated open land are located on this site, and could be lost as part of development. The site is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
			Mitigation:

	15c) Would the site afford sufficient access to existing green space?	Yes	Replacement open space should be found within the same area of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has views to a scheduled monument. Developing the site for employment use would enable the site to regain its previous working atmosphere, which is what the Fish Quay and its surrounding area was initially developed for. It could also be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Topography of the site means high run off rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation is required.

use.	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses. Mitigation: Design and layout techniques including sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	In part	

Site number 59, Tanners Bank East, North Shields		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 1.17		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential/mixed use development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Green
			RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism. Whilst on a key route to a popular visitor area, the site at present represents a neutral impact and so its redevelopment would have little effect in this respect.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To	6a) Will development help to provide a range of house types and	Yes	Comments:

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.	sizes to meet the local identified needs of all the community?		Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of different uses some that are vacant and those that are occupied are not very attractive and the development of residential units on the site would help create a quality environment to live but the surrounding uses are predominantly in employment use. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre that both offer a good range of communtiy facilities. Very close to a bus stop and within 750m of Tynemouth Metro Station. Mitigation would be required to accommodate green space.
	9b) Is the site easily accessible and well served by public transport?	Yes	

			Mitigation: Provision of open space and allotments within the locality.
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, most of
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.			<p>this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p>
			<p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is reasonably located for public transport, with both bus services and North Shields station fairly nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			<p>available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be considered. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.</p>
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>Yes</p>	<p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle links across development. Work to continue to promote an integrated public transport system. Explore options to provide additional/re-routed bus services. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p>

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site. It is close to the SSSI along the river and it forms part of a wildlife corridor; however, as a brownfield site it is not considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, nor would its redevelopment serve to significantly disturb nearby protected species or habitats. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	In part	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste

recycling and composting.			generation from the site is likely to neutral or positive.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Areas of designated open land are located on this site, and could be lost as part of development. The site is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space should be found within the same area of the borough.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into disrepair and some of the bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has views to a scheduled monument. Whilst residential development would be a change in the landscape, it could be positive for the heritage assets keeping them in use and beneficial for wider landscape providing the mitigation is followed. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?	Surface Water	Topography of the site means high run off rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site has a number of different uses.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments:
	19b) Would development avoid creation of noise pollution?	n/a	No evidence of noise pollution. Residential development would not increase noise levels.

			Mitigation: N/A
			RAG outcome: Green

Site number 59, Tanners Bank East, North Shields			Potential Use 3) Retail
Total Site Area (ha): 1.17	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area. Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.
			Mitigation: n/a

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 750m of North Shields Town centre and also very good access to Tynemouth District Centre (500m) that both offer a good range of communitiy facilities. Care would need to be taken in reflection of whetehr there are sequentially preferable site in Tyn
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Provison of open space and allotments within the locality to be provided.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	In part	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Site adjacent to a potential culverted watercourse which will discharge into the Tyne RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, most of this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is reasonably located for public transport, with both bus services and North Shields station fairly nearby. However pedestrian access and routes in the area are somewhat poor in this area. A complete range of services and facilities are available in North Shields town centre again however access could be improved. Scale of potential development not sufficient to have any significant impact upon the strategic network although the cumulative impact of potential development in the wider area should be</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			considered. Local impact of development to be assessed through work at planning application stage and potentially a masterplan.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle links across development. Work to continue to promote an integrated public transport system. Explore options to provide additional/re-routed bus services. Consider use of masterplan to guide development in the wider Tanner's Bank area including to look at sustainable transport solutions.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site. It is close to the SSSI along the river and it forms part of a wildlife corridor; however, as a brownfield site it is not</p>
	13b) Would development avoid fragmentation of habitats and/or	Yes	

wildlife sites and protected species.	landscapes?		considered to host a significant habitat or ecological landscape that would be fragmented by redevelopment, nor would its redevelopment serve to significantly disturb nearby protected species or habitats.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Areas of designated open land are located on this site, and could be lost as part of development. The site is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space should be found within the same area of the borough. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an established area of light industry. Whilst there are businesses working here, it feels as if some of the buildings have fallen into
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		dispair and some of bustle has gone. Located on the site are built and archaeological assets. It is also in the setting of other assets and has veivs to a scheduled monument. Whilst developing the site would help to regain the previous working atmosphere to the area, it is considered that a large retail development would be out of keeping with the surrounding landscape. However, if the units on the site were redeveloped for retail uses and further small units developed, this could be more appropriate.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Topography of the site means high run off rates.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Development would have to mitigate against our land surface flow from Tanners Bank RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation required to avoid increase in contamination levels. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant due to surrounding uses.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	19b) Would development avoid creation of noise pollution?	in part	

Site number 60, Stephenson House, Stephenson Street, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 0.10	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs

			in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:
			RAG outcome: Green

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The office building is adjacent to some traditional terraces and sits within close proximity of town centre facilities. Development of the site for residential development would contribute towards the community identity of the area with greater activity
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		space. Mitigation:
	8c) Would development avoid loss of existing open space?	yesYes	n/a RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	N/A

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open green space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is a large, 5 storey, modern development block, which sharply contrasts with its Georgian New Town surroundings. It located within a conservation area and is in the setting of a listed church. At present the current building does not compliment its historic surroundings, where as new
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			development could provide an opportunity to remedy this. Northumberland Square was originally built designed for houses and many of the buildings, although converted to other uses, have still retained their Georgian town house design. Development here could have a positive impact on the landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation: Any development would have to try to attenuate the surface water run off from the site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A RAG outcome: Green

Site number 60, Stephenson House, Stephenson Street, North Shields		Potential Use 2) Employment	
Total Site Area (ha): 0.10	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located, town centre location, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education	In part	

	facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices
	7b) Will the development create a quality environment in which to live and/or work?	In part	
		7c) Will the development encourage the involvement of local people in community activities?	In part

			RAG outcome: Amber
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that be acceptable for employment use with close proximity to facilities and services. Also every well located for bus and Metro.
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: N/A
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if the building stays in use as employment.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: RAG outcome: Not Applicable

good local air quality through more efficient use of resources.			
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p> <p>Mitigation:</p> <p>With site remaining in existing employment use no mitigation is required</p> <p>RAG outcome:</p> <p>Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p> <p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			Mitigation: n/a
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	RAG outcome: Green
	14b) Can development help to minimise waste generation?	n/a	Comments: No impact if the building stays in use as employment. Mitigation: RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open green space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	Mitigation: n/a
	15c) Would the site afford sufficient access to existing green space?	Yes	RAG outcome: Green

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is a large, 5 storey, modern development block, which sharply contrasts with its Georgian New Town surroundings. It is located within a conservation area and is in the setting of a listed church. At present the current building does not complement its historic surroundings, whereas new development could provide an opportunity to remedy this. Many of the buildings surrounding Northumberland Square have been converted into different business uses, so this type of development on the site would be within the character of the area. Development here could have a positive impact on the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?		Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation: Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use. Sensitive end use required. Mitigation: A detailed site survey required. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of
	19b) Would development avoid creation of noise pollution?	In part	

		<p>employment land developed.</p> <p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Green</p>
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Site number 60, Stephenson House, Stephenson Street, North Shields			Potential Use 3) Retail
Total Site Area (ha): 0.10	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail uses could contribute positively to the economy in this North Shields town centre site. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses support jobs. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education	In part	

	facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
		7c) Will the development encourage the involvement of local	In part

	people in community activities?		maintenance and improvement of facilities for play and schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that be acceptable for a range of main town centre uses with close proximity to other
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		facilities and very accessible.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>Yes</p>	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application</p>

			stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process particularly with regard to parking.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		<p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open green space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is a large, 5 storey, modern development block, which sharply contrasts with its Georgian New Town surroundings. It is located within a conservation area and is in the setting of a listed church. At present the current building does not compliment its historic surroundings, whereas new development could provide an opportunity to remedy this. Many of the buildings surrounding Northumberland Square have been converted into different business uses, so this type of development on the site would be within the character of the area. Development here could have a positive impact on the landscape. Mitigation: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.	
	17b) Is the site free from historic recorded flood events?	Yes		Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site.	RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use	
	18b) Would development avoid potential increase to levels of contamination?	yes		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against	

			<p>the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	in part	

Site number 60, Stephenson House, Stephenson Street, North Shields		Potential Use 4) Main Town Centre, including residential	
Total Site Area (ha): 0.10	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Main town centre uses could contribute positively to the economy in this North Shields town centre site. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Main town centre uses support jobs. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	Yes	Comments: Potential for leisure or entertainment facilities that could provide a greater attraction to visitors. Redevelopment of the area would help improve the overall image of North Shields as a place to come and visit.
			Mitigation: n/a

			RAG outcome: Green
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site could include residential development and therefore provide a range of house types (albeit most likely to be high density housing) to meet the identified needs of the community.
	6b) Will development contribute towards an adequate supply of affordable housing?	In part	
			Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of affordable housing as part of the scheme are pursued

			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but new employees would be likely to use such facilities near
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that be acceptable for a range of main town centre uses with close proximity to other facilities and very accessible.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process particularly with regard to parking.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open green space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is a large, 5 storey, modern development block, which sharply contrasts with its Georgian</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		<p>New Town surroundings. It located within a conservation area and is in the setting of a listed church. At present the current building does not compliment its historic surroundings, where as new development could provide an opportunity to remedy this. Many of the buildings surrounding Northumberland Square have been converted into different business uses, so this type of development on the site would be within the character of the area. Development here could have a positive impact on the landscape.</p> <p>Mitigation: Appropriate design suitable to the context.</p> <p>RAG outcome: Amber</p>	
	17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p>
		17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation:</p> <p>Any development would have to try to attenuate the surface water run off from the site.</p> <p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	<p>Comments:</p> <p>Whilst potentially contaminated, site is currently in beneficial use</p>
	18b) Would development avoid potential increase to levels of contamination?	yes	<p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments:
	19b) Would development avoid creation of noise pollution?	in part	Main town centre use may potentially increase noise pollution due to later opening hours for shops or restaurants and delivery vans for instance however, not considered to be significant
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 61, Norfolk St/Stephenson St Car Parks Office, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 1.03	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation:

including affordable homes.			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of uses with a public car park, office building and vacant office building. The development of the site for residential would help contribute to a harmonious community with a mixture of residential and other town centre uses in the a Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports
	8b) Is the site well located in relation to established green	yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesYes	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments:
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is largely in active use (some in use, some vacant) suggesting the net impact on greenhouse gas emissions may be low or nil.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with the issues of parking provision being critical.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including addressing issues with regard to town centre car</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			parking.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments:
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments:
	14b) Can development help to minimise waste generation?	In part	The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (some in use, some vacant) the net impact on waste generation from the site is likely to neutral or positive.
			Mitigation:

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a car park and modern, flat

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	roofed government building. The car park forms a void in the surrounding Georgian, grid iron pattern whilst the building does not contribute to its historic surroundings. Both are in the setting of a conservation area, designated and non-designated historic buildings. Residential development could be appropriate in this location as it would be coherent with the surrounding area. It would also provide an opportunity to repair the built layout and build something more sympathetic to its historic landscape. It has the potential to be positive, providing the mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	rates.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A

			RAG outcome: Green
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Site number 61, Norfolk St/Stephenson St Car Parks Office, North Shields		Potential Use 3) Residential and Retail and Parking	
Total Site Area (ha): 1.03	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land. However, the retention of car parking and new reta Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, new jobs would be created through the retail element of the proposal and residential development will support jobs in construction and related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Loss of some employment land but retail element would go some way to support economic boost/jobs. Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently s
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a RAG outcome:

	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential,

a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	will make a contribution towards the overall housing need of the borough including a good proportion of affordable homes to meet identified needs.
			Mitigation: Effective use of planning policy to ensure that design successful incorporates all land uses
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is a mixture of uses with a public car park, office building and vacant office building. The development of the site for residential and retail would help contribute to a harmonious community with a mixture of residential and other town centre use
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.

			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use (some in use, some vacant) suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

use of resources.			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including consideration of parking needs.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including acceptable resolution of town centre parking issues. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As
	14b) Can development help to minimise waste generation?	In part	

<p>encouraging re-use, recycling and composting.</p>			<p>an existing developed site (some in use, some vacant) the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p>	<p>Yes</p>	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
<p>15b) Would development avoid any impact upon areas of Green Belt?</p>	<p>Yes</p>		
<p>15c) Would the site afford sufficient access to existing green</p>	<p>Yes</p>		

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a car park and modern, flat roofed government building. The car park forms a void in the surrounding Georgian, grid iron pattern whilst the building does not contribute to its historic surroundings. Both are in the setting of a conservation area, designated and non-designated historic buildings. Residential development with a retail element, could be appropriate in this location as it would be in keeping with the surrounding area. It would also provide an opportunity to repair the built layout and build something more sympathetic to its historic landscape. An appropriately designed car park, that was consistent with the overall scheme, could be suitable. It has the potential to be positive, providing the mitigation is followed.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	A detailed site investigation must be carried out to establish if the site is contaminated.

	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A
			RAG outcome: Green

Site number 61, Norfolk St/Stephenson St Car Parks Office, North Shields			Potential Use 2) Employment
Total Site Area (ha): 1.03	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Whilst the loss of car parking could effect the vitality of the town centre, overall the use of this well located town centre site for continuing employment uses, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	

high levels of participation in community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction
	11b) Could development help to minimise emissions of	In part	

<p>the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>methods applied to the scheme. However, this some of this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Site is already in use for employment</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

transport infrastructure.			and parking and transport infrastructure will be able to cope with continued use of this site for such purposes as long as the car parking element is retained.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: With site remaining in existing employment use no mitigation is required as long as the retention of existing car parking is ensured.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>
			<p>RAG outcome: Green</p>

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (some in use, some vacant) the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets? 16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part In part Comments: The site comprises of a car park and modern, flat roofed government building. The car park forms a void in the surrounding Georgian, grid iron pattern whilst the building does not contribute to its historic surroundings. Both are in the setting of a conservation area, designated and non-designated historic buildings. This type of development could be appropriate in this location as it would be consistant with the surrounding area.It would provide an appportunity to repair the built layout and build something more sypmathetic to its historic landscape. It has the potential to be positive, providing the mitigation is followed. Mitigation: Amber

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green

Site number 61, Norfolk St/Stephenson St Car Parks Office And Beacon Centre, North Shields		Potential Use 4) Main town centre uses, including residential and parking	
Total Site Area (ha): 1.03	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Development of main town centre uses and parking has economic benefits, whether directly in providing new floorspace or through parking to support a regenerated town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: New jobs could be created through the redevelopment of the site whether they were directly employed on the site or through bringing

			the site forward for main town centre uses or for residential or parking that would enable further regeneration and employment opportunities.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Main town centre uses would support economic boost/jobs. Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently is one of the most deprived in the borough.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	Yes	<p>Comments: Potential for leisure or entertainment facilities that could provide a greater attraction to tourists with improved links to the Fish Quay. Redevelopment of the area would help improve the overall image of North Shields as a place to come and visit.</p> <p>Mitigation: Improved accessible connections to the Fish Quay.</p> <p>RAG outcome: Green</p>	
	5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	<p>Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.</p> <p>Mitigation: n/a</p> <p>RAG outcome: amber</p>
		5b) Will site development provide for training opportunities and skills development in the local community?	In part	
		5c) Will development provide and support high quality education facilities?	In part	
5d) Is there ease of access to existing educational facilities?		yes		
SOCIAL				

6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	<p>Comments: Mixed-use development, with some residential, will make a contribution towards the overall housing need of the borough including a proportion of affordable homes to meet identified needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Green</p>
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: The site is a mixture of uses. The development of the site for main town centre uses, including residential and parking would help contribute to a harmonious community.</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Mitigation: n/a
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use (some in use, some vacant) suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

use of resources.			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including consideration of parking needs.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including acceptable resolution of town centre parking issues.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As</p>
	14b) Can development help to minimise waste generation?	In part	

<p>encouraging re-use, recycling and composting.</p>			<p>an existing developed site (some in use, some vacant) the net impact on waste generation from the site is likely to be neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p> <p>15b) Would development avoid any impact upon areas of Green Belt?</p> <p>15c) Would the site afford sufficient access to existing green</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site comprises of a car park and modern, flat roofed government building. The car park forms a void in the surrounding Georgian, grid iron pattern whilst the building does not contribute to its historic surroundings. Both are in the setting of a conservation area, designated and non-designated historic buildings. Residential development with a retail element, could be appropriate in this location as it would be in keeping with the surrounding area. It would also provide an opportunity to repair the built layout and build something more sympathetic to its historic landscape. An appropriately designed car park, that was consistent with the overall scheme, could be suitable. It has the potential to be positive, providing the mitigation is followed.</p> <p>Mitigation: Appropriate design suitable to the context should</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			be pursued.
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation: Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	

	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Main town centre use may potentially increase noise pollution due to later opening hours and early morning delivery vans for instance however, not considered to be significant.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: Good design and layout techniques including sound insulation.
			RAG outcome: Green

Site number 62, Land at Albion Road, North Shields		Potential Use 2) Employment and car parking	
Total Site Area (ha): 0.25	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Whilst the loss of car parking could effect the vitality of the town centre, overall the use of this well located town centre site for continuing employment uses, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices
	7b) Will the development create a quality environment in which	In part	

strong identities and high levels of participation in community activities.	to live and/or work?		Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		facilities as well as excellent access to public transport.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.			in use while other parts are used as a car park. The net impact on greenhouse gas emissions is likely to be neutral if buildings are re-used and car parking remains.
			<p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Continued use of this site for a mix of</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

transport infrastructure.			employment and car parking will have not have any significant impact upon existing transport infrastructure although parking issues may have to be considered.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: With site remaining in existing uses no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		<p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Some of the site is in use while other parts are used as a car park. The net impact on waste generation from the site will be neutral if buildings are re-u</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a listed building and a large car park. The building on the site forms a landmark within the conservation area it sits in and part of a palace front. To the rear, the car park creates a gap within the same conservation area and the setting of another. Many of the surrounding buildings have been converted into office and other similar uses, changing the nature of the Square from residential. This development would reinstate the the building into use and provide the opportunity to restore it. However, as the car park will remain, the break in the development on Albion Road will therefore be retained. From a landscape perspective, a smaller car park would provide the opportunity to repair some of the surrounding streetscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation: Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use. Mitigation: A detailed site investigation is required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	

use.	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 62, Land at Albion Road, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 0.25		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current cleared brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation:
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: This site is at a key gateway into Northumberland Square, which attracts visitors and for which there are aspirations to attract more. The site currently presents a poor image and redevelopment would

			significantly increase the area's attractiveness.
			Mitigation:
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

to meet their needs, including affordable homes.			Mitigation: RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is a mixture of uses and falls within an area that has a mix of uses. Recent residential development around Northumberland Square creates some residential in the proximity of the site but it is largely offices and retail development. Residential
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesYes	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	No	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Some of the site is in use while other parts are used as a car park. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used and car park developed. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			parking issues requiring resolution.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth.
	14b) Can development help to minimise waste generation?	In part	Some of the site is in use while other parts are used as a car park. The net impact on waste generation from the site will increase if buildings are re-use
			Mitigation:

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a listed building and a large car park. The building on the site forms a landmark
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		within the conservation area it sits in and part of a palace front. To the rear, the car park creates a gap within the same conservation area and the setting of another. Residential development would reinstate the original use of the building, restore it and complete a gap in the streetscape. It could be positive providing the mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation: Any development would have to try to attenuate the surface water run off from the site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 62, Land at Albion Road, North Shields		Potential Use 3) Retail	
Total Site Area (ha): 0.25	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail uses could contribute positively to the economy in this North Shields town centre site. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses support jobs. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Proposed use would provide a range of employment opportunities in an area that currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst retail use here could support visitors, the loss of the car park could also deter them.
			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that could accommodate a variety of different main town centre uses that could add
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		to the overall range of community facilities and services in the town centre. Very well located accessible site close to bus stops and Metro Station.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction
	11b) Could development help to minimise emissions of	In part	

<p>the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>methods applied to the scheme. Some of the site is in use while other parts are used as a car park. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used and car park developed.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields</p>
	<p>12b) Is there a range of services and facilities within a reasonable</p>	<p>Yes</p>	

best use of existing transport infrastructure.	distance?		town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with parking issues requiring resolution.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Some of the site is in use while other parts are used as a car park. The net impact on waste generation from the site will increase if buildings are re-use Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site comprises of a listed building and a large car park. The building on the site forms a landmark within the conservation area it sits in and part of a palace front. To the rear, the car park creates a gap within the same conservation area and the setting of another. Many of the surrounding buildings have been converted into estate agents and other similar uses, changing the nature of the Square from residential. This development would reinstate the the building into use and provide the opportunity to restore it. Retail development along Albion Road would enable this street to be continued in an appropriate way. It could be positive providing the
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			mitigation is followed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	in part	

Site number 63, Site at Hawkey's Lane, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 1.48		Ward: Preston	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:
			RAG outcome: Green

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is partly disused and partly in use. The surrounding uses are NHS facilities and predominantly residential. Bringing the site forward for residential would help contribute towards a harmonious, crime free neighbourhood and with appropriate mitigation
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		space.
			Mitigation:
	8c) Would development avoid loss of existing open space?	yesYes	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 500m of North Shields Town Centre with a variety of community facilities and access to public transport connections.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	N/A

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for public transport links, both bus and Metro, with a wide range of local services and facilities available in the vicinity. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that
	13b) Would development avoid fragmentation of habitats and/or	Yes	

including designated wildlife sites and protected species.	landscapes?		<p>it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
	14b) Can development help to minimise waste generation?	In part	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space but an area that neighbours it is. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of a hospital complex within an area of early twentieth century residential development. It is also within the setting of a listed building and war memorial. Previously there were buildings on the site, so development here would help to fill in the empty space which has been left. Housing would not be out of keeping with the surrounding landscape as it is part of an established
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			residential area, and providing the mitigation is followed should have a neutral impact on its surroundings. Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Potential SuDS which would help improve discharge rates which in turn would help to reduce localised flooding issues.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: Yes - SuDS
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation:
			RAG outcome: Green

Site number 63, Site at Hawkey's Lane, North Shields			Potential Use 2) Health (existing retained if required)
Total Site Area (ha): 1.48	Ward: Preston		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Healthcare use is considered to offer economic benefits to the borough, especially through employment opportunities. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Healthcare uses would provide/support a range of employment opportunities.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Proposed use would provide/support a range of employment opportunities in an area that currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of existing use will not have an impact upon need for new homes in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Within 750m of the North Shields Metro Station and a number of different bus services. Close proximity to supporting services in North Shields Town Centre. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if retained as current use.
	11b) Could development help to minimise emissions of	n/a	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>Mitigation:</p> <hr/> <p>RAG outcome: Not Applicable</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Well located for public transport links, both bus and Metro, with a wide range of local services and facilities available in the vicinity. Transport infrastructure will be able to cope with continued use or redevelopment of this site for healthcare purposes.</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>Yes</p>	<p>With site remaining in existing healthcare use no mitigation is required</p> <hr/> <p>RAG outcome: Green</p>
<p>13. To avoid adverse</p>	<p>13a) Would development avoid potential damage to designated</p>	<p>Yes</p>	<p>Comments:</p>

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if retained as current use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space but an area that neighbours it is. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.			Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of a hospital complex within an area of early twentieth century residential development. It is also within the setting of a listed building and war memorial. Previously there were buildings on the site, so development here would help to fill in the empty space which has been left. Retaining the existing buildings would have a neutral impact on the landscape. Further development could have a positive impact on the site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?		Potential SuDS which would help improve discharge rates which in turn would help to reduce localised flooding issues. Mitigation: Yes - SuDS RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: No evidence of noise pollution. Current use same as proposed use so no increase in noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: N/A
			RAG outcome: Green

Site number 63, Site at Hawkey's Lane, North Shields		Potential Use 3) Retail	
Total Site Area (ha): 1.48	Ward: Preston		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Within 750m of the North Shields Metro Station and a number of different bus services. Close proximity to supporting services in North Shields Town Centre. Mitigation would need to deal with the Mitigation: Open space provision would need to be provided with good linkages to the surrounding area.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for public transport links, both bus and</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	Metro, with a wide range of local services and facilities available in the vicinity. Given the potential scale of development and the jobs generated the impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space but an area

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	that neighbours it is. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of a hospital complex within an area of early twentieth century residential development. It is also within the setting of a listed building and war memorial. Previously there were buildings on the site, so development here would help to fill in the empty space which has been left. However, it is considered that a large retail development would not be coherent with the established residential grain in this area.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Potential SuDS which would help improve discharge rates which in turn would help to reduce localised flooding issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Yes - SuDS
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and

			assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance. Would need to be sensitive to surrounding residential use.
	19b) Would development avoid creation of noise pollution?	in part	
			Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Amber

Site number 64, Albion House, Albion Road, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 0.79	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment land. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	No	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is a mix of uses and the health centre has recently been refurbished whilst the offices appear vacant and the social club is unattractive. Residential development on the site in a predominantly residential area would help create a quality enviro Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Less than 250m of North Shields Town Centre and therefore excellent access to a range of community facilities to meet their needs and excellent access to public transport connections. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space and is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Located on this block are a variety of buildings in different uses. It is situated in a traditional</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		residential area. There is one non-designated asset on the site, and the remainder is a combination of different modern styles. It is also in the setting of Grade II listed group of buildings and a conservation area. Residential development here could provide an opportunity to create a more cohesive scheme, that sits well in its surrounding landscape. Providing the mitigation is followed and the heritage asset retained, development could have a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 64, Albion House, Albion Road, North Shields		Potential Use 2) Employment	
Total Site Area (ha): 0.79		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment would need to be use that would be suitable to a main town centre use e.g. Offices Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	

community activities.	people in community activities?		maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to town centre facilities and bus and Metro stops
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>good local air quality through more efficient use of resources.</p>			<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p> <p>Mitigation: With site remaining in existing employment use no</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	
	<p>12c) Is existing transport infrastructure sufficient to accommodate</p>	<p>Yes</p>	

	growth?		mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation:

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space and is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Located on this block are a variety of buildings in

<p>North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p>	<p>different uses. It is situated in a traditional residential area, but it is not far from the town centre. There is one non-designated asset on the site, and the remainder is a combination of different modern styles. It is also in the setting of Grade II listed group of buildings and a conservation area. Further development of an employment nature, such as the uses already established here, could provide an opportunity to create a more cohesive scheme, that sits well in its surrounding landscape. Providing the mitigation is followed and the heritage asset retained, development could have a positive impact.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p>	<p>No</p>	<p>Comments: Previously developed land would seek betterment</p>

	17b) Is the site free from historic recorded flood events?	Yes	from current state. Attenuate current discharge rates.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: Any development would have to try to attenuate the surface water run off from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site survey is required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
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Site number 64, Albion House, Albion Road, North Shields		Potential Use 3) Retail	
Total Site Area (ha): 0.79	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this town centre location helps contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Retail development here would provide employment opportunities in an area where, although there are a range other local opportunities, does suffer from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and	In part	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity Mitigation: Ensure sufficient community participation, such as
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	

	people in community activities?		access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
9. To afford everyone in the Borough with	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Just on the edge of the otwn cnetre this site would

equality of access to the range of community facilities and services they require in meeting their needs.	9b) Is the site easily accessible and well served by public transport?	Yes	have great access to the bus and Metro stops and also within such a close proximity to the town centre that bringing this site forward for main town centre uses (provided the appropriate assessments are c
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: N/A
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	In part	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields
	12b) Is there a range of services and facilities within a reasonable	Yes	

best use of existing transport infrastructure.	distance?		town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly with regard to parking and access.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	and is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Located on this block are a variety of buildings in different uses. It is situated in a traditional residential area, but it is not far from the town centre. There is one non-designated asset on the site, and the remainder is a combination of different modern styles. It is also in the setting of Grade II listed group of buildings and a conservation area. Development of a residential nature, in individual buildings similar to what is there and the surrounding area, could provide an opportunity to create a more cohesive scheme, that sits well in its landscape. Providing the mitigation is followed and
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			the heritage asset retained, development could have a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation: Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated, site is currently in beneficial use
	18b) Would development avoid potential increase to levels of	yes	

and bring contaminated land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments:
	19b) Would development avoid creation of noise pollution?	in part	Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
			Mitigation: n/a
			RAG outcome: Green

Site number 65, Bingo Hall, Lovaine Place, North Shields		Potential Use 2)Retail	
Total Site Area (ha): 0.12	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The positive economic benefits of retail use here would be balanced out by the loss of the Bingo Hall.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: The jobs created by retail use here would be balanced out by the loss of the Bingo Hall.

			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: The area suffers from employment deprivation; however is it likely that a similar number of jobs would be created as lost.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	No	Comments: It is likely that more people would visit the Bingo Hall than a retail development.
			Mitigation: n/a
			RAG outcome:

			Red
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on town centre uses, will make no contribution towards the overall housing need of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Provided the retail and open space are developed

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	Yes	with uses that conducive to deliver a high quality environment.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		In the heart of the town centre next to the Metro station this site could bring an important aspect of open space to the town that could benefit the communities needs but by retail development within such close proximity to other town centre uses it could
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
			Mitigation: N/A
			RAG outcome: Green

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation:

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is on the fringe of the traditional town centre, North Shields. Located on the site is a converted picture house which has not been designated. Whilst it is a large building, it was seen as the latest in cinema design and the internal features could have historic potential. Incorporating the bingo hall into the development would be beneficial for the asset. As it is situated within the town centre a retail development would be appropriate. Converting the bingo hall would</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>result in a minimal change to the landscape, however, if it is lost then an appropriate scheme will be required so as not to have a negative impact on the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p> <p>Mitigation: Any development would have to try to attenuate the surface water run off from the site.</p> <p>RAG outcome: Amber</p>
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 65, Bingo Hall, Lovaine Place, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 0.12		Ward: Riverside	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Whilst residential development has economic benefits, including in this case residents to support nearby town centre uses, this redevelopment would represent a loss of sustainably located employment uses. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	No	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part		
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes			
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a			

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently a bingo hall in a residential area so the development of the site for residential could help contribute towards creating a harmonious community and with appropriate mitigation to achieve high levels of community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
			Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

use of resources.			<p>development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.</p> <p>Mitigation: Work to continue to promote an integrated public</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is on the fringe of the traditional town centre, North Shields. Located on the site is a converted picture house which has not been designated. Whilst it is a large building, it was seen as the latest in cinema design and the internal features could have historic potential.</p> <p>Incorporating the bingo hall into the development would be beneficial for the asset. Houses are established to the east of the site, therefore a residential use would be coherent in nature.</p> <p>Converting the bingo hall would result in a minimal change to the landscape, however, if it is lost then an appropriate scheme will be required so as not to have a negative impact on the surrounding landscape.</p> <p>Mitigation: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Any development would have to try to attenuate the surface water run off from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.

	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from rail line and road traffic. Residential developments would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number 66, Land at North Shields Metro, Russell Street, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 0.52		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current cleared brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of area, which currently suffers from employment deprivation. The site is very well placed for transport links.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation:

			n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
			Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation:

including affordable homes.			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant unattractive site is within a residential area and bringing it forward for residential development would help contribute towards creating a harmonious community and reduce the fear of anti-social behaviour or other offences by increasing overlo
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports
	8b) Is the site well located in relation to established green	yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesYes	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	No	site
			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments:
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. However there are constraints on access and parking which will need to be overcome including retention of turning area for taxis. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including acceptable solutions to access and parking issues

			and retention of facilities for taxis.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation:

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not a designated open space, although it does neighbour an area that it is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			Mitigation: n/a
			RAG outcome: Green
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site is associated with the adjacent Metro line and has little development on it. It is in the setting of a non-designated former picture house and the gardens of Lovaine Place. It is also located on the fringe of North Shields town centre. Development could have a positive impact on these assets as it will fill in a gap site. Residential development would be in keeping with the surrounding area and, providing the mitigation is followed, has the potential to enhance the landscape.	
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part		
				Mitigation: Amber
				RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Current topography would lead to problems of overland surface water.	
	If no, which type?	Surface Water		
	17b) Is the site free from historic recorded flood events?	Yes		
			Mitigation:	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS could be incorporated which could reduce localised flooding. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Vacant brownfield land with potential contamination. Would bring contaminated land back into use. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from rail line and road traffic noise. Residential development would not increase noise levels. Mitigation:
	19b) Would development avoid creation of noise pollution?	n/a	

			RAG outcome: Green
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Site number 66, Land at North Shields Metro, Russell Street, North Shields		Potential Use 2) Retail	
Total Site Area (ha): 0.52		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use on this vacant site in the town centre would support this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use on this vacant site would support this objective.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Retail development here would provide employment opportunities in an area where, although there are a range other local opportunities, does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail use will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive
	7b) Will the development create a quality environment in which	In part	

strong identities and high levels of participation in community activities.	to live and/or work?		environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Developing the site for retail could open up new opportunities for facilities and services provided a</p> <p>Mitigation: Provision of Open Space would need to be provided.Green</p> <p>RAG outcome: Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	<p>Comments: Surface water to be captured and controlled within site</p> <p>Mitigation: N/A</p> <p>RAG outcome: Amber</p>
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation:

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	In part	
			RAG outcome: Amber

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not a designated open space, although it does neighbour an area that it is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is associated with the adjacent Metro line and has little development on it. It is in the setting of a non-designated former picture house and the gardens of Lovaine Place. It is also located on the fringe of North Shields town centre. Development could have a positive impact on these assets as it will fill in a gap site. Small scale retail development could be in keeping with the surrounding area and, providing the mitigation is followed, and has the</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			potential to enhance the landscape.
			Mitigation: n/a
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Current topography would lead to problems of overland surface water.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS could be incorporated which could reduce localised flooding.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation is required.

use.	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques including sound insulation.
			RAG outcome: Green

Site number 66, Land at North Shields Metro, Russell Street, North Shields		Potential Use 3) Main town centre uses, including residential	
Total Site Area (ha): 0.52	Ward: Tynemouth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Development of a main town centre use on this vacant site in the town centre would support this objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Development of a main town centre use on this vacant site would support this objective. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Development of a main town centre use would provide employment opportunities in an area where, although there are a range other local opportunities, does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of affordable housing as part of the scheme are pursued RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	In part	

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.</p> <p>Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	

reduce health inequalities.	8c) Would development avoid loss of existing open space?	yesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within North Shields town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Developing the site for main town centre uses could potentially increase the range of facilities in the centre.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
			Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly parking requirements.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not a designated open space, although it does neighbour an area that it is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is associated with the adjacent Metro line and has little development on it. It is in the setting of a non-designated former picture house and the gardens of Lovaine Place. It is also located on the fringe of North Shields town centre. Development
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>could have a positive impact on these assets as it will fill in a gap site. Small scale retail development could be in keeping with the surrounding area and, providing the mitigation is followed, and has the potential to enhance the landscape.</p> <p>Mitigation: Appropriate design suitable to the context.</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>Yes</p> <p>In part</p>	<p>Comments: Current topography would lead to problems of overland surface water.</p> <p>Mitigation: SuDS could be incorporated which could reduce localised flooding.</p> <p>RAG outcome: Amber</p>
<p>18. To avoid the loss of</p>	<p>18a) Will the site bring contaminated land back into beneficial</p>	<p>In part</p>	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Main town centre use may potentially increase noise due to later opening hours for shops or restaurants and delivery vans for instance however, not considered to be significant. Adjacent to Metro station which could be a source of noise pollution if development included residential and would require mitigation.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques including sound insulation.
			RAG outcome: Amber

Site number 67, Land at Waldo Street, North Shields			Potential Use 1) Residential
Total Site Area (ha): 0.11	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The garages are not an attractive feature and the development for residential would create a quality environment and with appropriate mitigation help to achieve higher levels of participation in community facilities.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This
	8b) Is the site well located in relation to established green	yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Extremely close to North Shields Town Centre with a range of community facilities and services and also excellent access to Metro and bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
			Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is occupied by garages at present, the net impact on greenhouse gas emissions is likely to increase if redeveloped for housing. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network although physical nature of the site may constrain access arrangements. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is occupied by garages at present, the net impact on waste generation from the site is likely increase if redeveloped for housing.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and

			demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in New Quay Conservation Area and in the setting of designated and non-designated heritage assets. The garages that currently form part of the site detract from the surrounding residential area and quayside. High quality
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			<p>development would therefore provide an opportunity to enhance the existing landscape and setting of assets.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Surface water a significant issue in this area which would need to be mitigated.</p>
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	<p>Mitigation:</p> <p>Potential SuDS which has the ability to reduce the impact on the local area.</p> <p>RAG outcome: Amber</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Potential contamination on vacant, brownfield land.</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	Would bring contaminated land back into use.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>No evidence of noise pollution. Residential development would not increase noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation:</p> <p>RAG outcome:</p> <p>Green</p>

Site number 67, Land at Waldo Street, North Shields			Potential Use 2) Open space, recreation and leisure
Total Site Area (ha): 0.11	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant impact on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant impact on the above objective.
			Mitigation: n/a

			RAG outcome: Not Applicable
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: This site is in an area that suffers from employment deprivation, but using this site for open space and recreation (whilst perhaps positively contributing to quality of life) will not have any significant impacts on employment levels in the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Not Applicable
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: Whilst in the popular Fish Quay and New Quay area, the development of this site for open space uses is not considered to have a significant impact on tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	
	5c) Will development provide and support high quality education facilities?	n/a	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	

inequalities.			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close access to the town centre and bus and Metro links making the site accessible to many (who arrive from the top of the hill!)
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: N/A RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is occupied by garages at present, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Use of the site as open space will not have any significant impact upon existing transport infrastructure. Mitigation: No mitigation required RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	of sufficient capacity to accommodate growth. As the site is occupied by garages at present, the net impact on waste generation from the site is likely increase if redeveloped .
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Mitigation: n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in New Quay Conservation Area and in the setting of designated and non-designated heritage assets. The garages that currently form part of the site detract from the surrounding residential area and quayside. Changing the site to open space has the potential to have a positive impact. It would enable the garages to be removed and create a pleasant frontage to the quayside. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Surface water a significant issue in this area which would need to be mitigated. Mitigation:
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Potential SuDS which has the ability to reduce the impact on the local area. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 67, Land at Waldo Street, North Shields			Potential Use 3) Retail
Total Site Area (ha): 0.11	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area. Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.
			Mitigation: n/a

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			them.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the amount of services in the proximity it may add to the e Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments:
	11b) Could development help to minimise emissions of greenhouse gases?	No	Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is occupied by garages at present, the net impact on greenhouse gas emissions is likely to increase if redeveloped for housing.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network although physical nature of the site may constrain access arrangements. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including resolution of satisfactory parking.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is occupied by garages at present, the net impact on waste generation from the site is likely increase if redeveloped for housing.
	14b) Can development help to minimise waste generation?	No	

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in New Quay Conservation Area and in the setting of designated and non-designated
	16b) Would the development avoid having a significant impact on	No	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		heritage assets. The garages that currently form part of the site detract from the surrounding residential area and quayside. Whilst development would be beneficial for the site, it is considered that it would be out of keeping with the surrounding residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Surface water a significant issue in this area which would need to be mitigated.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Potential SuDS which has the ability to reduce the impact on the local area.
			RAG outcome: Amber

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation required to avoid increase in contamination levels. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
	19b) Would development avoid creation of noise pollution?	in part	Mitigation:

			n/a
			RAG outcome: Green

Site number 68, Land at 26-37 Clive Street, North Shields		Potential Use 2) employment	
Total Site Area (ha): 0.30	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: This site is within the New Quay and Fish Quay, which is popular with visitors. The site currently presents a poor image and redevelopment would significantly increase the area's attractiveness.
			Mitigation: Heavy industries would not serve to enhance the tourism potential of the area. "Lighter" employment uses would be preferred in relation to this

			objective.
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Not scored highly due to being adjacent to the area being a mix of residential and employment uses.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	

			Mitigation: n/a
	8c) Would development avoid loss of existing open space?	yesNo	RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location close to the town centre and a range of facilities nearby but the distance to the Metro would need to reflect the steep bank up to North Shields.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Property level protection

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes. Access to the Metro and a full range of services is available in North Shields but, although close in distance, it is a steep uphill walk to the town centre. However bus links can help to mitigate this. Although currently not in use the site has been used for employment purposes and transport infrastructure should be able to cope with with reinstatement for such purposes. Mitigation: With site remaining in existing employment use no mitigation is required RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site currently houses light industrial units, although not all of the buildings are in use. New residential development has taken place to the east of the site. It is located in two conservation areas and has a non-designated heritage asset and archaeological remains on the site. It is also in the
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			<p>setting of a number of listed buildings. New development could be beneficial for the site, so it sits better in its modernised landscape as well as improve the quality of the heritage assets. Retaining an employment focus would be consistent with the current landscape would have a neutral impact, however a new development could bring a more cohesive scheme which could be of greater benefit.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: The site has been flooded by surface water and a tidal surge. Due to the location overland surface water could be directed from the development directly into the Tyne.</p> <p>Mitigation: Flood alleviation would need to be considered due</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	

	from historic flooding incidents or an area of identified flood risk)		to the location to the proximity to the Tyne. RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.

			RAG outcome: Amber
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Site number 68, Land at 26-37 Clive Street, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 0.30		Ward: Riverside	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Although designated in the UDP for employment use, this site has been vacant for many years. Redevelopment for housing will therefore not have a significant effect on the economy. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: This site is within the New Quay and Fish Quay, which is popular with visitors. The site currently presents a poor image and redevelopment would significantly increase the area's attractiveness.

			Mitigation:
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is in a former industrial area and there is some vacant land surrounding the site but the area has largely changed to a more residential area and as such the development of residential on the site would help to create a harmonious, crime free nei
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Extremely close to North Shields Town Centre with a range of community facilities and services and also excellent access to Metro and bus stops. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	Yes	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Property level protection
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes. Access to the Metro and a full range of services is available in North Shields but, although close in distance, it is a steep uphill walk to the town centre. However bus links can help to mitigate this. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with parking arrangements being of particular concern.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			through the planning application process including integration of on-site parking.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will
	14b) Can development help to minimise waste generation?	No	

composting.			<p>increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site currently houses light industrial units, although not all of the buildings are in use. New residential development has taken place to the east of the site. It is located in two conservation areas and has a non-designated heritage asset and archaeological remains on the site. It is also in the setting of a number of listed buildings.</p> <p>Development could be beneficial for the site, so it sits better in its modernised landscape as well as improve the quality of the heritage asset. A residential development would be consistent with the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site has been flooded by surface water and a</p>
	If no, which type?	Mix of	

		Sources	tidal surge. Due to the location overland surface water could be directed from the development directly into the Tyne.
	17b) Is the site free from historic recorded flood events?	No	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Flood alleviation would need to be considered due to the location to the proximity to the Tyne.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	

			Mitigation:
			RAG outcome: Green

Site number 68, , Land at 26-37 Clive Street, North Shields			Potential Use 3) Retail
Total Site Area (ha): 0.30	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area. Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.
			Mitigation: n/a

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			them.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the amount of services in the proximity it may add to the e Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	No	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Property level protection RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes. Access to the Metro and a full range of services is available in North Shields but, although close in distance, it is a steep uphill walk to the town centre. However bus links can help to mitigate this. Scale of potential development unlikely to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with parking arrangements being of particular concern.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			integration of on-site parking.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Whilst within a wildlife corridor, as a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site currently houses light industrial units, although not all of the buildings are in use. New residential development has taken place to the east of the site. It is located in two conservation areas and has a non-designated heritage asset and archaeological remains on the site. It is also in the setting of a number of listed buildings. Whilst new development could be beneficial for the site, a residential development would not be consistent with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site has been flooded by surface water and a tidal surge. Due to the location overland surface water could be directed from the development directly into the Tyne.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	No	

			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Flood alleviation would need to be considered due to the location to the proximity to the Tyne.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	in part	Mitigation required to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance. Mitigation: n/a RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	in part	

Site number 69, Fleur De Lis, Dock Road Industrial Estate, North Shields			Potential Use 1) Residential
Total Site Area (ha): 0.14	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Although formally within employment use, this site has been now been cleared. Redevelopment for housing will therefore not have a significant effect on the economy. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Vacant land adjacent to residential development that would benefit from residential on site to help improve the quality of the environment and reduce the fear of crime and anti-social behaviour. Mitigation would help contribute to achieving higher levels
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports
	8b) Is the site well located in relation to established green	yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Extremely close to North Shields Town Centre with a range of community facilities and services and also excellent access to Metro and bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne</p> <p>RAG outcome:</p> <p>Amber</p>
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help

			<p>ensure reduced levels of construction waste.</p> <p>Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>This site is vacant as the previous building has now been demolished. It is within an area of late twentieth century residential development, therefore new housing would be a continuation of</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>environment, maintaining and strengthening local distinctiveness and sense of place.</p>			<p>the existing landscape. There are no heritage constraints on this site. Residential development would bring this site back into use, providing the mitigation is followed, will sit comfortably in the surrounding landscape and has the potential to enhance it.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>No</p> <p>Surface Water</p> <p>Yes</p> <p>Yes</p>	<p>Comments:</p> <p>The area is prone to surface water flooding, and there are know flooding issues to the south as you get closer to the Tyne. There are also no other reported flooding issues.</p> <p>Mitigation: Through the introduction of SuDS any over land issues from site could be mitigated.</p>

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potentially contaminated vacant, brownfield site.
	18b) Would development avoid potential increase to levels of contamination?	In part	Would bring contaminated land back into use. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 69, Fleur De Lis, Dock Road Industrial Estate, North Shields			Potential Use 2) Retail
Total Site Area (ha): 0.14	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	In part	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the amount of services in the proximity it may add to the e Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in North Shields town centre. Scale of potential development unlikely to be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is vacant as the previous building has now been demolished. It is within an area of late twentieth century residential development, therefore new housing would be a continuation of the existing landscape. There are no heritage constraints on this site. Whilst this site is currently vacant, it is considered that a retail use would not be consistent with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

of place.			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is located at a point where the road is nearing the Tyne, and is set higher than the road.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	The site could help to mitigate the surface water run off with an approved SuDS
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site survey is required.

use.	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant. Mitigation: Design and Layout techniques which include sound insulation. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	In part	

Site number 70, Dock Road Industrial Estate, Lawson Street, North Shields			Potential Use 1) Residential
Total Site Area (ha): 4.25	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1. However, it is known that this site at present is not fully operational. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: none
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this larger site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The current uses are a mixture of vacant and occupied premises surrounded by residential properties and the development would help improve the quality of the environment and reduce the fear of crime and potential anti-social behaviour. Appropriate mitigation
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
			Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 500m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station. Mitigation: - Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>good local air quality through more efficient use of resources.</p>			<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is excellently situated for bus services and is within easy reach of the Metro system and for the complete range of facilities offered in North Shields. Opportunity to link with the Smith's Dock development should be explored, particularly through pedestrian and cycle links. Given number of dwellings proposed impacts of potential development on existing infrastructure would have</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	

			to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and to adjacent areas.</p>
			<p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
			<p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	In part	<p>Mitigation:</p> <p>Development should provide accessible greenspace that is of a high quality.</p> <p>RAG outcome:</p> <p>Green</p>
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	<p>16a) Does the development help to protect, conserve or enhance heritage assets?</p> <p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p> <p>In part</p>

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area is prone to surface water flooding. There is a known flood event nearby.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	In part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through site design and effective SuDS water could reduce the over land flow of water. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.

	versatile agricultural land?		RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation:
			RAG outcome: Green

Site number 70, Dock Road Industrial Estate, Lawson Street, North Shields			Potential Use 2) Employment
Total Site Area (ha): 4.25	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Not scored highly due to being adjacent to the area being a mix of residential and employment uses. Mitigation: Ensure sufficient community participation, such as
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local	In part	

participation in community activities.	people in community activities?		access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
9. To afford everyone in the Borough with	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location close to the town centre and a

equality of access to the range of community facilities and services they require in meeting their needs.	9b) Is the site easily accessible and well served by public transport?	Yes	range of facilities and services to meet the communities needs and also bus and Metro stops.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No change if current use remains.
	11b) Could development help to minimise emissions of	n/a	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>Mitigation:</p> <hr/> <p>RAG outcome: Not Applicable</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments:</p> <p>Site is excellently situated for bus services and is within easy reach of the Metro system and for the complete range of facilities offered in North Shields. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>Yes</p>	<p>Mitigation:</p> <p>With site remaining in existing employment use no mitigation is required</p> <hr/> <p>RAG outcome: Green</p>
<p>13. To avoid adverse</p>	<p>13a) Would development avoid potential damage to designated</p>	<p>Yes</p>	<p>Comments:</p>

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No change if current use remains.
	14b) Can development help to minimise waste generation?	n/a	Mitigation:
			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is located within the catchment for accessible, existing greenspace but is of low quality and value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets? 16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part In part Comments: This site is currently in employment use and is surrounded by late twentieth century housing, as well as a site prepared for development. A landmark in the landscape is a locally registered public house, that due to the topography, is in a prominent feature. There are few buildings surrounding it, leaving it isolated. Development of an employment nature would be continuous with the surrounding landscape. If it is carefully designed, the setting of the public house could be enhanced. Mitigation: Amber

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: A small area is prone to surface water flooding. There is a known flood event nearby.
	17b) Is the site free from historic recorded flood events?	In part	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Through site design and effective SuDS water could reduce the over land flow of water.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated land is in current active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed, however unlikely in this instance due to surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques including sound insulation.
			RAG outcome: Green

Site number 70, Dock Road Industrial Estate, Lawson Street, North Shields		Potential Use 3) Retail	
Total Site Area (ha): 4.25	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
			Mitigation: n/a
			RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the size of the site and the amount of services in the prox Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services and is within easy reach of the Metro system and for the complete range of facilities offered in North Shields. Opportunity to link with the Smith's Dock development should be explored, particularly through pedestrian and cycle links. Given scale of development proposed and number of jobs generated the proposed impacts of potential development on existing infrastructure would have to be assessed.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and to adjacent areas.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction
	14b) Can development help to minimise waste generation?	In part	

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is located within the catchment for accessible, existing greenspace but is of low quality and value.</p> <p>Mitigation: Development should provide accessible greenspace that is of a high quality.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: This site is currently in employment use and is</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	<p>surrounded by late twentieth century housing as well as a site prepared for development. A landmark in the landscape is a locally registered public house, that due to the topography, is in a prominent feature. There are few buildings surrounding it, leaving it isolated. Retail development on the site would be out of keeping with the local surroundings as well as the borough's landscape. Large retail sites are not one of the main features of North Tyneside and this type of development here would not sit well in the landscape.</p>
			<p>Mitigation: Red</p>
			<p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: A small area is prone to surface water flooding.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	In part	<p>There is a known flood event nearby.</p>

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>Mitigation:</p> <p>Through site design and effective SuDS water could reduce the over land flow of water.</p> <p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	<p>Comments:</p> <p>Whilst potentially contaminated land is in use.</p>
	18b) Would development avoid potential increase to levels of contamination?	yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk
	19b) Would development avoid creation of noise pollution?	in part	from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
			Mitigation: n/a
			RAG outcome: Green

Site number 71, Metro Sidings at Waterville Road, North Shields		Potential Use 2) Retail	
Total Site Area (ha): 1.24	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to North Shields town centre and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome:
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		Mitigation:
	8c) Would development avoid loss of existing open space?	yesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to the town centre and considered an edge of centre site so would require necessary assessments to consider other more suitable sites and potential impact on North Shields. Considering the size of the site and the amount of services in the prox
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.			Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the site in its current use, if developed for other town centre uses, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both bus services and North Shields station, lying adjacent to the Metro line. Also within walking distance of North Shields town centre and the complete range of services it provides. Potential scale of retail/town centre development and number of jobs generated could would require impacts on existing transport infrastructure would have to be assessed. Critically access issues and parking provision would need to be resolved.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use of the site, if developed for other town centre uses, the net impact on waste generation from the site will increase. Mitigation:
	14b) Can development help to minimise waste generation?	No	

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but it is of low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Development should provide accessible greenspace that is of a high quality.
			RAG outcome: Green
16. To preserve,	16a) Does the development help to protect, conserve or enhance	n/a	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		This brownfield site is used in association with the adjacent Metro line and does not contribute positively to the surrounding landscape. It is situated in an established area of twentieth century housing and it is considered that an employment use on this site would not be consistent with the surrounding residential grain. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: A small area of the site is prone to surface water flooding. The site is located at a higher level than the surrounding residential areas to the south. Mitigation: Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant land so mitigation needed to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	Yes	Comments:

pollution.	pollution?		Retail development not considered to be at risk
	19b) Would development avoid creation of noise pollution?	In part	from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant in this instance due to surrounding retail and metro uses.
			Mitigation: Design and layout techniques including sound insulation.
			RAG outcome: Green

Site number 71, Metro Sidings at Waterville Road, North Shields			Potential Use 1) Residential
Total Site Area (ha): 1.24	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and unattractive surrounded by residential properties. Residential development would help improve the quality of the environment and reduce the fear of crime and potential anti-social behaviour. Appropriate mitigation would h
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 500m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	No	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the site in its current use, if developed for housing the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both bus services and North Shields station, lying adjacent to the Metro line. Also within walking distance of North Shields town centre and the complete range of services it provides. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly with regard to ensuring satisfactory access to the site from Waterville Road and/or Hylton Street.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use of the site, if
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>developed for housing the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but it is of low value and quality.</p> <p>Mitigation: Development should provide accessible greenspace that is of a high quality.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	In part	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This brownfield site is used in association with the adjacent Metro line and does not contribute positively to the surrounding landscape. New housing here would be a continuation of the surrounding traditional residential development and potentially not out of keeping with the surrounding landscape. There are no heritage constraints on this site. Residential development could provide an opportunity to enhance this vacant site, providing the mitigation is followed. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: A small area of the site is prone to surface water
	If no, which type?	Surface	

		Water	flooding. The site is located at a higher level than the surrounding residential areas to the south.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant land so mitigation needed to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design

			and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation:
			RAG outcome: Green

Site number 71, Metro Sidings at Waterville Road, North Shields			Potential Use3) Employment
Total Site Area (ha): 1.24	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this well-located site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Use of site for employment purposes and/or development of currently unused land, including continued use for railway-related employment purposes, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		area but with with potential conflict between future employment uses and predominant residential area. Mitigati
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close access to town centre of North Shields and some local shops. Also close access to Metro Station and bus stops. Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the site in its current use, if developed for employment the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is well located for both bus services and North Shields station, lying adjacent to the Metro line. Also within walking distance of North Shields town centre and the complete range of services it provides. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure with particular focus on ensuring satisfactory access to the site from Waterville Road and/or Hylton Street.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat
	13b) Would development avoid fragmentation of habitats and/or	Yes	

including designated wildlife sites and protected species.	landscapes?		<p>or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use of the site, if developed for employment the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but it is of low value and quality. Mitigation: Development should provide accessible greenspace that is of a high quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This brownfield site is used in association with the adjacent Metro line and does not contribute positively to the surrounding landscape. It is situated in an established area of twentieth century housing and it is considered that a retail development on this site would not be consistent with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

distinctiveness and sense of place.			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In part	Comments: A small area of the site is prone to surface water flooding. The site is located at a higher level than the surrounding residential areas to the south.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant land so mitigation needed to avoid increase in contamination levels. Mitigation:

use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques including sound insulation.</p>
	19b) Would development avoid creation of noise pollution?	In part	

			RAG outcome: Green
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Site number 72, Gasometer at Minton Lane, North Shields			Potential Use 2) Employment
Total Site Area (ha): 1.63	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this well-located site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of site for employment/industrial purposes, including development of currently unused land, will have no impact on the meeting the housing requirements of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and unattractive surrounded by a primary school to the north, residential to the east and open space to the west with some residential. The site to the south is also
	7b) Will the development create a quality environment in which to live and/or work?	No	

participation in community activities.			vacant. employment development would help improve the quality
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 750m of North Shields Town
	9b) Is the site easily accessible and well served by public transport?	Yes	Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	N/A
			RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus services and the

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	Metro system. Within walking distance of North Shields town centre and the complete range of services it provides. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site neighbours open space but is not

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	designated as such. It is not locted in the Green Belt. The site is within the catchment for accessible greenspace, but it is of a low value and quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Development should include accessible greenspace that is of a high quality. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is situated in an established area of twentieth century housing in Chirton. Whilst the site is currently not in a residential use, it is considered that an employment focused development on this site would not be consistant with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	Mitigation: Red RAG outcome: Red

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: A large part of the site is prone to surface water flooding. The site is brownfield and any development would have to improve the attenuation off water from the site.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	However development would need to be mitigated in order to avoid increase to levels of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential

			<p>development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Employment land would need to consider neighbouring school and residential are</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 72, Gasometer at Minton Lane, North Shields			Potential Use 1) Residential
Total Site Area (ha): 1.63	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The gasometer is no longer required and does not contribute to the Borough's economy. Therefore it is considered that housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs

			created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			<p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: The site is currently vacant and unattractive surrounded by a primary school to the north, residential to the east and open space to the west with some residential. The site to the south is also vacant. Residential development would help improve the quali</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 750m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: N/A RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for both bus services and the Metro system. Within walking distance of North Shields town centre and the complete range of services it provides. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	As a current brownfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site neighbours open space but is not designated as such. It is not locted in the Green Belt. The site is within the catchment for accessible greenspace, but it is of a low value and quality.</p> <p>Mitigation: Development should include accessible greenspace that is of a high quality.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: New housing here would be a continuation of the</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	surrounding traditional residential development and potentially not out of keeping with the surrounding landscape. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A large part of the site is prone to surface water flooding. The site is brownfield and any development would have to improve the attenuation off water from the site.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Over land surface flow paths to be identified to establish how development would impact on neighbouring residential sites.

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potentially difficult contamination to deal with.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential

	19b) Would development avoid creation of noise pollution?	n/a	<p>development would not increase noise levels.</p> <p>Mitigation: Any development would require effective on site mitigation measures.</p> <p>RAG outcome: Green</p>
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Site number 73, Land at Minton Lane, North Shields			Potential Use 2) Employment and open space
Total Site Area (ha): 0.75	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this well-located site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on employment, will not make a contribution towards the overall housing need of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Appropriate mix of employment and open space could develop a scheme whereby any adverse impacts of a employment use could be mitigated to a degree by the open space. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		The site is within 750m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Appropriate provision for the open space within the site ensuring access to the surrounding areas.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation: N/A
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	No	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both bus services and the Metro system. Within walking distance of North Shields town centre and the complete range of
	12b) Is there a range of services and facilities within a reasonable	Yes	

best use of existing transport infrastructure.	distance?		services it provides. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space. Retention of open space is positive with regards to this objective.</p> <p>Mitigation:</p> <p>n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	No	Comments: The development is located on designated open space. It is not located within the Green Belt. It is also within the 300m catchment of greenspace,
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Replacement open space will need to be found within the same area of the borough.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is situated in an established area of twentieth century housing in Chirton. Whilst it would be beneficial to retain some of the open space currently on the site, is considered that an employment focused development would not be consistent with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			Mitigation: Red RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A large part of the site is prone to surface water
	If no, which type?		

	17b) Is the site free from historic recorded flood events?	Yes	flooding. The site is brownfield and any development would have to improve the attenuation of water from the site.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: Through site design and an effective SuDS to hold water and attenuate into the local network.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant land so mitigation necessary to avoid increase to levels of contamination. Open space, recreation and leisure would not increase contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the types of employment land developed. Development needs to be sensitive to surrounding residential area. Open space</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 73, Land at Minton Lane, North Shields			Potential Use 1) Residential
Total Site Area (ha): 0.75	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation: Further work necessary to determine constraints on

			viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and surrounded by a leisure centre to the west and residential to the south and east. The site to the north is also vacant. Residential development would help improve the quality of the environment and reduce the fear of crim Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 750m of North Shields Town Centre with a range of community facilities and services. The site is close to bus stops (within 250m) and within 750m of the Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Appropriate provision for the open space within the site ensuring access to the surrounding areas.Green
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: N/A RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for both bus services and the Metro system. Within walking distance of North Shields town centre and the complete range of services it provides. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste.

			Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The development is located on designated open space. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space will need to be found within the same area of the borough. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is designated as open space and does provide a good green break in the landscape. Much of the surrounding landscape is residential development, therefore if this site were to be
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>environment, maintaining and strengthening local distinctiveness and sense of place.</p>			<p>developed as such it would not be out of keeping with the surrounding area. There are no heritage constraints on this site. If development followed the mitigation it could have a neutral impact on the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: A large part of the site is prone to surface water flooding. The site is brownfield and any development would have to improve the attenuation of water from the site.</p> <p>Mitigation: Through site design and an effective SuDS to hold water and attenuate into the local network.</p>
	<p>If no, which type?</p>	<p>Surface Water</p>	
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>In part</p>	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring potentially contaminated land back into use. Potential increase in the level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	Yes	Comments:

pollution.	pollution?		No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Green

Site number 74, Site 18R, Royal Quays, North Shields		Potential Use 1) Residential	
Total Site Area (ha): 1.39		Ward: Riverside	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: This site is located in a position prominent to visitors arriving via the River Tyne. However, the site is neutral in character at present and so it is considered that development here would not represent an opportunity to improve the area's appeal. Overa

			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			<p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: The site is vacant but appears to be an established green area but still regarded as brownfield land. The development for residential would help to increase the natural surveillance in the area and improve the environment as a place to live and relax for</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than 750m. It also is over 1km from a Metro station but close to a bus stop. Mitigation: -Amber RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain

			and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably well located for public transport links although the local topography could be limiting. Additional bus services may be available as part of link with Smith's Dock development. Limited range of local facilities although again regeneration of wider area may improve this. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed. Mitigation: Travel Plan for site will need to be produced.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	No	

	growth?		<p>Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to Smith's Dock site.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>Although green space and a small part is within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The development is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Mitigation: n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is in the setting of the Grade II* listed Accumulator Tower and Grade II listed Locks and Lock Gates in Albert Edward Docks. The Accumulator Tower is a key feature in this landscape. Buildings were present here in the early twentieth century, so although it is a green area now, development on this site may not be out of context. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is located adjacent to the River Tyne. Potential for fluvial flooding and surface water from the residential properties to the north which are at
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	Yes	

			a higher level.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Flood defences adjacent to the Tyne and to the northern boundary of the site to divert water towards the Tyne.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Potentially contaminated vacant brownfield land.
	18b) Would development avoid potential increase to levels of contamination?	In part	Would bring contaminated land back into use.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Green

Site number 74, Site 18R, Royal Quays, North Shields			Potential Use 2) Open Space, Leisure, Recreation
Total Site Area (ha): 1.39	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: No jobs to be created unless there is an element of built recreation that would require staffing.
			Mitigation:

			n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: No jobs or economic boost to be created unless there is an element of built recreation that would require staffing and attract visitors.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Potential to attract visitors depending on the development pursued.
			Mitigation: n/a
			RAG outcome: Amber

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	
	5c) Will development provide and support high quality education facilities?	n/a	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on open space and leisure provision, will not make a contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive
	7b) Will the development create a quality environment in which	Yes	

strong identities and high levels of participation in community activities.	to live and/or work?		environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than 750m. It also is over 1km from a Metro station but close to a bus stop but the inclusion of additional open sp Mitigation: -Amber RAG outcome: Amber
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site for leisure could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is reasonably well located for public transport links although the local topography could be limiting. Additional bus services may be available as part of link with Smith's Dock development. Limited range of local facilities although again regeneration of wider area may improve this. Use of the site as open space will not have any significant impact upon existing transport infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: No mitigation required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is a green space and a small part is within a wildlife corridor, but it is not considered that it
	13b) Would development avoid fragmentation of habitats and/or	Yes	

wildlife sites and protected species.	landscapes?		hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Nonetheless, the retention of open space is positive.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The development is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is in the setting of the Grade II* listed Accumulator Tower and Grade II listed Locks and Lock Gates in Albert Edward Docks. The Accumulator Tower is a key feature in this landscape. Buildings were present here in the early twentieth century but the site being used for open space and recreation allows for an attractive entrance into North Tyneside when arriving by boat.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The site is located adjacent to the River Tyne.
	17b) Is the site free from historic recorded flood events?	Yes	Potential for fluvial flooding and surface water from the residential properties to the north which are at a higher level.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: Flood defences adjacent to the Tyne and to the northern boundary of the site to divert water towards the Tyne.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of	In part	Employment land may increase level of contamination and would need to be mitigated.

land back into beneficial use.	contamination?		Open space, leisure and recreation would not increase contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. Residential sites nearby so employment uses would have to be</p>
	19b) Would development avoid creation of noise pollution?	In part	

		<p>mitigated. Open s</p> <p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Amber</p>
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Site number 74, Site 18R, Royal Quays, North Shields			Potential Use 3) Employment
Total Site Area (ha): 1.39	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses, which is in a well located area, would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses support this objective.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Development of this site would improve the prosperity of the area, although the area does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education	In part	

	facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This area does not have an established character of one particular use but a mix of uses so the introduction of employment uses could create an attractive environment to live and work.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
		7c) Will the development encourage the involvement of local people in community activities?	In part

			and schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		750m. It also is over 1km from a Metro station but close to a bus stop.
			Mitigation: -Amber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	No	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is reasonably well located for public transport links although the local topography could be limiting. Additional bus services may be available as part of link with Smith's Dock development. Limited</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>In part</p>		

transport infrastructure.			range of local facilities although again regeneration of wider area may improve this. Given the potential scale of development proposed impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development and linking to Smith's Dock site.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. Although green space and a small part is within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	Yes	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The development is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is in the setting of the Grade II* listed Accumulator Tower and Grade II listed Locks and Lock Gates in Albert Edward Docks. The Accumulator Tower is a key feature in this landscape. Buildings were present here in the early twentieth century, so although it is a green area now, development on this site may not be out of context. Screening may be appropriate to ensure an attractive landscape is maintained as part of the marina.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The site is located adjacent to the River Tyne. Potential for fluvial flooding and surface water from the residential properties to the north which are at a higher level.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: Flood defences adjacent to the Tyne and to the northern boundary of the site to divert water towards the Tyne.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of	In part	Mitigation required to avoid increase in contamination levels.

land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	Comments:
	19b) Would development avoid creation of noise pollution?	In part	Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses.
			Mitigation: Design and layout techniques which include sound insulation.

			RAG outcome: Amber
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Site number 75, Land at Coble Dene, Royal Quays, North Shields			Potential Use 2) Employment
Total Site Area (ha): 0.24	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would support employment and the economy in the Borough , although this particular area does not suffer from employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: This site is located in a position prominent to visitors arriving via the River Tyne. However, the site is neutral in character at present and so it is considered that development here would not represent an opportunity to improve the area's appeal. Overa

			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome: Red

homes.			
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Developing this vacant site for would help to create a improved environment and create greater natural surveillance in the local area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	

inequalities.			use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	yesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is detached from community facilities and services with some local shops within 500m but predominantly most facilities are further than 750m. It also is over 1km from a Metro station but close to a bus stop and mitigation for the open space.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Provision of open space on the site and linkages of the open space to surrounding area.Amber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	Yes	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well served by existing bus routes which also provide a direct link to the Metro system however the site is somewhat remote from the majority of services and facilities. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation:

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: Development here would result in a loss of open land as the site is designated as such. It is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space would need to be found within the same area of the borough.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site forms part of the locally registered Redburn Dene Park. As it is currently a brownfield site it does not contribute positively to the surrounding area and development could enhance this landscape. It is considered, however, that in this location employment use could be out of keeping with the surrounding open space, as existing employment uses are on the other side of the park.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	A suitable SuDS system could be implemented to attenuate the water from the site.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant site so mitigation required to avoid increase to levels of contamination. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however unlikely in this instance due to surrounding industrial uses.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include noise insulation.
			RAG outcome: Green

Site number 75, Land at Coble Dene, Royal Quays, North Shields			Potential Use 1) Residential
Total Site Area (ha): 0.24	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: This site is located in a position prominent to visitors arriving via the River Tyne. However, the site is neutral in character at present and so it is considered that development here would not represent an opportunity to improve the area's appeal. Overa

			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			<p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: Developing this vacant site for residential development would help to create a improved environment and create greater natural natural surveillance in the local area. The area is a mixture of differnet uses with a Retial Park, Leisure Park and Green space</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?		Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is opposite the Royal Quays Retail Park that offers some facilities but the site is largely detached from community facilities and services to meet their needs. There is a bus stop with 250m of the site (and an international ferry terminal), but th Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes which also provide a direct link to the Metro system however the site is somewhat remote from the majority of services and facilities. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	Although green space, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment, especially considering the amount of surrounding green space. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: Development here would result in a loss of open land as the site is designated as such. It is not located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: Replacement open space would need to be found within the same area of the borough.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of the locally registered Redburn Dene Park. As it is currently a brownfield site it does not contribute positively to the surrounding area and development could enhance this landscape. There are some areas of residential development surrounding this site and new housing here could be a suitable continuation of this. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates. Mitigation:
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase in level of contamination would be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective on site mitigation measures.
			RAG outcome: Green

Site number 77, Percy Main Bus Depot, Norham Road, North Shields			Potential Use 1) Mixed use (Residential-led)
Total Site Area (ha): 0.45	Ward: Chirton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development. Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support

			jobs in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of jobs if employment site was redeveloped.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation.
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation:
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			<p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?		<p>Comments: Mix of uses in the surrounding area that the site could contribute towards but could also create tensions if the balance is not struck between introducing potential conflicting uses.</p> <p>Mitigation:</p>
	7b) Will the development create a quality environment in which to live and/or work?		
	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Amber</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the</p>

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Site is close to schools, shops, parks and is approximately 500m away from Percy Main Metro. Monitoring may be required to ensure sufficient facilities. Mixed use development has the opportunity to deliver facilities.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Excellent links to local bus services and within walking distance of Percy Main station. There are a limited range of local facilities and services available in the local area however there is opportunity to link with wider mixed-use redevelopment of the West Chirton site. Scale of potential development in isolation not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Ensure appropriate routes for pedestrian and cycle</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		links across development and also to the potential wider redevelopment of West Chirton. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Development should provide accessible greenspace that is of a high quality.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: On the site is a non-designated bus depot, which is in the setting of a light industrial unit of the same period. Whilst the buildings are of low historic significance, if they were incorporated into a scheme it would be beneficial for them. An established residential area is to the south of the site, so development of this sort would not be out of keeping with the surrounding landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge .rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Potential un-known issues may arise due to previous use. A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential

			<p>development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Amber</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Noise assessment required. Residential development would not increase noise levels.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 77, Percy Main Bus Depot, Norham Road, North Shields			Potential Use 2) Employment
Total Site Area (ha): 0.45	Ward: Chirton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation:

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from some employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome:
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of site as bus garage, or redevelopment of site for employment purposes, will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Site is close to shops, parks and is approximately 500m away from Percy Main Metro. Monitoring may be required to ensure sufficient facilities.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne

			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Excellent links to local bus services and within walking distance of Percy Main station. There are a limited range of local facilities and services available in the local area however there is opportunity to link with wider mixed-use redevelopment of the West Chirton site. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Ensure appropriate routes for pedestrian and cycle links across development and also to the potential wider redevelopment of West Chirton. Work to continue to promote an integrated public transport system. Ensure any local issues with regard to

			access and network capacity are resolved through the planning application process. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As
	14b) Can development help to minimise waste generation?	In part	

<p>encouraging re-use, recycling and composting.</p>			<p>an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p>	<p>Yes</p>	<p>Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality.</p> <p>Mitigation: Development should provide accessible greenspace that is of a high quality.</p>
	<p>15b) Would development avoid any impact upon areas of Green Belt?</p>	<p>Yes</p>	
	<p>15c) Would the site afford sufficient access to existing green</p>	<p>In part</p>	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: On the site is a non-designated bus depot, which is in the setting of a light industrial unit of the same period. Whilst the buildings are of low historic significance, if they were incorporated into a scheme it would be beneficial for them. An established industrial area is to the north of the site, so development of this sort would not be out of keeping with the surrounding landscape, although the site is more associated with the residential area to the south. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Previously developed land would seek betterment
	If no, which type?		

	17b) Is the site free from historic recorded flood events?	Yes	from current state. Attenuate current discharge rates.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	Potential un-known issues may arise due to previous use. A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results

			from site investigation.
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the types of employment land developed. Development needs to be sensitive to surrounding residential area. Open space Mitigation: Design and layout techniques including noise insulation. RAG outcome: Amber
	19b) Would development avoid creation of noise pollution?	In part	

Site number 78, West Chirton South, Norham Road, North Shields		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 28.95	Ward: Chirton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: If employment site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to part loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of jobs if employment site was redeveloped.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation.
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation:
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development will contribute towards the overall housing need of the borough. This strategic site has potential to deliver a significant number of new homes. However initial assessment
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

to meet their needs, including affordable homes.			<p>of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Not considered to sit well alongside existing uses in the area but size of site means that it represents an opportunity for a new, appropriately design development and creation of new community.</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering	In part	

	from high crime and/or poor living environments?		
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to trunk road network, shops, schools and other facilities. Mixed use development presents the opportunity to deliver the facilities needed. Mitigation: n/a RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne.
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain

			<p>and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for existing bus routes and, although a little remote from Percy Main station, is very well linked to the Metro system by bus. There are a limited range of local services and facilities available but the site is some distance from a town centre. The strategic nature of the site means there will be opportunity to provide additional facilities through a mixed-use scheme. Given the number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed particularly the access</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			onto Norham Road.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Proposed Metro extension – Northumberland Park to Cobalt -would directly serve the site and increase accessibility. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed, particularly satisfactory access onto Norham Road. Ensure appropriate routes for pedestrian and cycle access across development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
			<p>Mitigation:</p> <p>n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located</p>

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible greenspace should be included as part of any design.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms part of an industrial area to the north and west, whilst is more residential to the east and south. It is a large area that has been traditionally in employment use. Located on the site are non-designated, 1930's light industrial buildings relating to the WWII Ministry of Supply department. There are further industrial units across the site of various different designs and sizes, with scrubland interspaced. Also located on the site is the locally registered Tesco chimney. This is a landmark in the landscape due to its high visibility on the Coast
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>Road. A major negative impact would occur if the chimney was lost, due to its significance. If the rest of the site was redeveloped, it would not have an adverse impact on the surrounding landscape, providing the mitigation is complied with, due to the surrounding land uses.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.</p> <p>Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.

	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation:
			RAG outcome: Green

Site number 78, West Chirton South, Norham Road, North Shields			Potential Use 2) Employment and retail
Total Site Area (ha): 28.95	Ward: Chirton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?		Mitigation:
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?		RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?		
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?		Comments:
			Mitigation:

			RAG outcome:
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?		Comments:
	3b) Would development help to add to the economic prosperity and potential of the local area?		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?		RAG outcome:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?		Comments:
			Mitigation:
			RAG outcome:
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with focus on employment and retail, will not have a positive impact on the housing needs of the borough. Mitigation: Use of planning policy to look at possibility for including an element of residential provision is provided as part of development RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but it is considered the case that people would use those nearer to home than their work address. Built sports facilities are within a suitable catchment, as is accessible green space should employees want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	yesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments:
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. Surface water sewer passes near site which discharges into the Tyne RAG outcome: Amber
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	In part	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use (some in use and some vacant) suggesting the net impact on greenhouse gas emissions may be low.
			<p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for existing bus routes and, although a little remote from Percy Main</p>
	12b) Is there a range of services and facilities within a reasonable	In part	

<p>options and make the best use of existing transport infrastructure.</p>	<p>distance?</p>		<p>station, is very well linked to the Metro system by bus. There are a limited range of local services and facilities available but the site is some distance from a town centre. The strategic nature of the site means there will be opportunity to provide additional facilities through a mixed-use scheme. Whilst the site is currently in use for employment and retail there is opportunity for further development on vacant land and so the scale of development and potential number of jobs generated may necessitate assessment of the impacts on existing infrastructure.</p>
	<p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>No</p>	<p>Mitigation: Proposed Metro extension - N'land Pk to Cobalt - would directly serve the site and increase accessibility. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction
	14b) Can development help to minimise waste generation?	In part	

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value and quality.</p> <p>Mitigation: Development should provide accessible greenspace that is of a high quality.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site forms part of an industrial area to the north</p>

<p>North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p>	<p>and west, whilst is more residential to the east and south. It is a large area that has been traditionally in employment use. Located on the site are non-designated, 1930's light industrial buildings relating to the WWII Ministry of Supply department. There are further industrial units across the site of various different designs and sizes, with scrubland interspaced. Also located on the site is the locally registered Tesco chimney. This is a landmark in the landscape due to its high visibility on the Coast Road. As the site is currently in employment use, developing the site further in this manner would not have a major impact on the landscape, providing it is of a similar size and scale. Further development could create a more cohesive scheme. A small retail element could also be appropriate, but a large retail area would be out of keeping with the surrounding landscape.</p> <p>Mitigation: Amber</p>
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			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Previously developed land would seek betterment from current state. Attenuate current discharge rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against

			<p>the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	in part	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the types of employment land developed. Development needs to be sensitive to surrounding residential area. Open space</p> <p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	in part	

Site number 79, Langdale Gardens, Howdon		Potential Use 2) Training (existing use)	
Total Site Area (ha): 1.43		Ward: Howdon	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retention of a facility that trains the local population and supports jobs, thus supporting the local economy. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Facility trains local population and supports jobs. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Facility trains local population and supports jobs in an area that suffers from employment deprivation. Mitigation: n/a
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Green
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	No	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: Retention of training facility.
	5b) Will site development provide for training opportunities and	yes	

opportunities.	skills development in the local community?		Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: green
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site for training and education purposes, including any further development or redevelopment, will not have a positive impact on the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	In partNo	Mitigation: Ensure contributions for establishment of usable green space. RAG outcome: Amber
9. To afford everyone in the Borough with	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is not convenient to access a range of

equality of access to the range of community facilities and services they require in meeting their needs.	9b) Is the site easily accessible and well served by public transport?	Yes	facilities and services but is close (within 500m) to some local shops and the primary school. There are bus stops close by but the Metro Station is over 1km away. The site includes open space and the develo
			Mitigation: Provision of open space and linkages to the surrounding areaGreen
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site well served by bus routes but is some distance from the Metro system. There are a satisfactory range of services available in the local area but it is over 1km to the nearest district centre. Continued use of the site for training and education purposes will not see an increased impact on transport infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	Mitigation: With site remaining in existing use for training and education purposes no mitigation is required

	growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in current use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation: RAG outcome: Not Applicable
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	No	Comments: The site is currently designated as open space,

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	therefore development here would result in it being lost. It is not located in the Green Belt. Whilst the site is located within the catchment for accessible, existing greenspace it is that is at a sufficient
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Replacement open space should be found within the same area of the borough. The development should include high quality green space. RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This training centre is on the fringe of a late twentieth century residential area. Retaining the site as a training centre would not result in a major change to the landscape and would have a neutral impact on the surrounding landscape. If a replacement facility is built then it would need to reflect the surrounding built design. There are no heritage constraints on this site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			Mitigation: Amber	
			RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: A very small area of the site is prone to surface water flooding. The are issues with surface water flooding on the highway to the north east of the site.	
	17b) Is the site free from historic recorded flood events?	Yes		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		In Part	Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.
				RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in active use.	
	18b) Would development avoid potential increase to levels of contamination?	Yes		Mitigation:

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: No noise pollution from current training use. Noise levels will not increase.
	19b) Would development avoid creation of noise pollution?	Yes	Mitigation: n/a
			RAG outcome: Green

Site number 79, Langdale Gardens, Howdon		Potential Use 1) Residential	
Total Site Area (ha): 1.43		Ward: Howdon	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits but when balanced against the loss of a sustainably located training facility that does provide some employment, an "in part" impact on Objective 1 is considered reasonable. Mitigation: If site was lost ensure that there is sufficient supply of sustainable similar facilities across borough and/or this facility is replaced elsewhere. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of some jobs due to loss of existing facility. However, residential development will support jobs in construction and related industries.
			Mitigation: Seek to replace facility elsewhere in Borough.
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Loss of some jobs if site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No ink to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is currently in active use but is adjacent to a school to the north but residential to the east, south and west. Developing the site for residential would help support the existing community and with mitigation it would help achieve higher level Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	In partNo	Mitigation: Ensure contributions for establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is not convenient to access a range of facilities and services but is close (within 500m) to some local shops and the primary school. There are bus stops close by but the Metro Station is over 1km away. The site includes open space and the develo
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation:

			Provision of open space within the site or within close proximity.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>Yes</p>	<p>Comments: Site well served by bus routes but is some distance from the Metro system. There are a satisfactory range of services available in the local area but it is over 1km to the nearest district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p>

	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced.</p> <p>Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p> <p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As</p>
	14b) Can development help to minimise waste generation?	In part	

<p>encouraging re-use, recycling and composting.</p>			<p>an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
<p>15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.</p>	<p>15a) Would development avoid the loss of designated open space?</p>	<p>No</p>	<p>Comments: The site is currently designated as open space, therefore development here would result in it being lost. It is not located in the Green Belt. Whilst the site is located within the catchment for accessible, existing greenspace it is that is at a sufficient</p> <p>Mitigation: Replacement open space should be found within</p>
	<p>15b) Would development avoid any impact upon areas of Green Belt?</p>	<p>Yes</p>	
	<p>15c) Would the site afford sufficient access to existing green</p>	<p>In part</p>	

	space?		the same area of the borough. The development should include high quality green space. RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This training centre is on the fringe of a residential development. The area's landscape is characterised by late twentieth century housing therefore further homes on this site would not be inappropriate here. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A very small area of the site is prone to surface water flooding. There are issues with surface water flooding on the highway to the north east of the
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	

			site.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Residential development would not increase noise levels.
			Mitigation:

			Any development would require effective on site mitigation measures.
			RAG outcome: Green

Site number 80, Bonchester Court, Battle Hill Drive, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.22		Ward: Battle Hill	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to the district centre at Battle Hill and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports local jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Retail uses would create jobs that would be of benefit to this area that currently suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Considered to provide some benefit to the local area with retail facilities in a densely populated
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services so the development of the site would be classed as edge of centre and would require the necessary impact and sequential tests but it does have excellent access Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any	No	

	watercourse or water body?		before it exits site.
			RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: Located on the site is a twentieth century housing complex. Housing design is very specific, in rectangular blocks, and is a feature of the townscape. There are no heritage constraints on this site. Retail development on this site would inconsistent with the residential grain and wider
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

strengthening local distinctiveness and sense of place.			surrounding landscape.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: A small area of the site is prone to surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to

use.	versatile agricultural land?		<p>establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 80, Bonchester Court, Battle Hill Drive, Wallsend			Potential Use 1) Residential
Total Site Area (ha): 0.22	Ward: Battle Hill		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential use replaced with residential use will have no significant impacts on this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a	RAG outcome:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Green	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.	
			Mitigation: n/a	
			RAG outcome: Not Applicable	
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.	

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Amber

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently a residential block of flats in a residential area and the replacement with residential development would maintain and potentially strengthen the community identity and with mitigation achieve high levels of participation.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
			Mitigation:

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesNo	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services with excellent access to bus services but a Metro Station is over 1.75km from the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned

			into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: Located on the site is a twentieth century housing complex. Housing design is very specific, in rectangular blocks, and is a feature of the townscape. There are no heritage constraints on this site. Residential development would be in keeping with the surrounding area, but it should be
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			designed to be inkeeping with the surrounding area.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: A small area of the site is prone to surface water flooding.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
			Mitigation:

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: No evidence of noise pollution. Residential development will not increase noise levels.</p> <p>Mitigation:</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 81, Beadnell Court, Battle Hill Drive, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.22		Ward: Battle Hill	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail uses contribute positively to the economy; however this site is close to the district centre at Battle Hill and retail uses here may harm the vitality of that centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this sit
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports local jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Retail uses would create jobs that would be of benefit to this area that currently suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Considered to provide some benefit to the local area with retail facilities in a densely populated
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services so the development of the site would be classed as edge of centre and would require the necessary impact and sequential tests but it does have excellent access Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	No	

	watercourse or water body?		before it exits site. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a housing complex. Located on a corner site, in an established residential area, these flat roofed buildings are very different from the more traditional styles surrounding them. There are no heritage constraints on this site. Retail development on this site would
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

strengthening local distinctiveness and sense of place.			<p>inconsistent with the residential grain and wider surrounding landscape.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?		A small area of the site is prone to surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	<p>A suitable SuDS system could be implemented to attenuate the water from the site.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments:
	18b) Would development avoid potential increase to levels of contamination?	Yes	<p>Would bring contaminated land back into use. A sensitive end use is required.</p> <p>Mitigation:</p>

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 81, Beadnell Court, Battle Hill Drive, Wallsend			Potential Use 1) Residential
Total Site Area (ha): 0.22	Ward: Battle Hill		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential use replaced with residential use will have no significant impacts on this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery RAG outcome:
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently a residential block of flats in a residential area and the replacement with residential development would maintain and potentially strengthen the community identity and with mitigation achieve high levels of participation in community activities
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close to Battle Hill District Centre that offers a range of community facilities and services with excellent access to bus services but a Metro Station is over 1.5km from the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well served by existing bus routes although some distance to the nearest Metro station. A good range of services and facilities are available at Battle Hill district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned

			into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently comprises of a housing complex. Located on a corner site, in an established residential area, these flat roofed buildings are very different from the more traditional styles surrounding them. There are no heritage constraints on this site. Residential development here would not
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			be out of keeping with the surrounding landscape but should respect the surrounding area.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: A small area of the site is prone to surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish is the site is contaminated. RAG outcome: Green
	19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes
	19b) Would development avoid creation of noise pollution?	n/a	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green

Site number 82, Mullen Road and Depot, Battle Hill, Wallsend		Potential Use 2) Council Depot, nursery	
Total Site Area (ha): 1.14		Ward: Northumberland	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retention of a local employment site.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Council depot provides local jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: The area suffers from some employment deprivation. The retention of the depot will mean current jobs are retained in that area but it also means that the prosperity may not improve.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site as a council depot , including any further development or redevelopment for compatible employment uses, will not have a positive impact on the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is surrounded by residential development and employment use is not considered to be
	7b) Will the development create a quality environment in which	No	

strong identities and high levels of participation in community activities.	to live and/or work?		positive to the local area
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to a bus stop but is not in close proximity to a Metro Station (over 1.5km). There are some local facilities and services within the local area (within 500m) with Aldi , B&Ms, Post Office and primary school.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	Yes	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments:
	11b) Could development help to minimise emissions of greenhouse gases?		Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome:
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Well served by existing bus routes although some distance to the nearest Metro station. There are a limited range of services and facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p> <p>Although within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments:
	14b) Can development help to minimise waste generation?		Mitigation:
			RAG outcome:
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is not designated as designated open space, it shares a boundary with an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Mitigation: n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is located to the rear of a number of houses and mature planting, resulting in it being well screened from the road. As it currently is, the site does not contribute greatly to the landscape but does provide a break between residential areas. There are no heritage constraints on this site. Part of the site is already developed as a nursery, so this part of the proposal would have a neutral impact on the landscape. The council depot would represent further development but would not have a major impact on the surrounding area. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?		An area of the site is prone to surface water flooding. Mitigation: A suitable SuDS system could be implemented to attenuate the water from the site. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use. Recommended refusal. Mitigation: Recommended refusal RAG outcome: Amber
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Surrounding area residential. Nursery and council depot uses not considered to increase noise levels. Mitigation: N/A
	19b) Would development avoid creation of noise pollution?	Yes	

			RAG outcome: Green
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Site number 82, Mullen Road and Depot, Battle Hill, Wallsend			Potential Use 1) Residential
Total Site Area (ha): 1.14		Ward: Northumberland	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits but when balanced against the loss of a sustainably located employment site (albeit, small scale), an "in part" impact on Objective 1 is considered reasonable. Mitigation: Depot provides Council services so must be relocated if this site were to be redeveloped. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of some jobs due to loss of existing facility.

jobs.			<p>However, residential development will support jobs in construction and related industries.</p> <p>Mitigation: Depot provides Council services so must be relocated if this site were to be redeveloped.</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Loss of some jobs if site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation</p> <p>Mitigation: Depot provides Council services so must be relocated if this site were to be redeveloped.</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is surrounded by residential development with some designated open space to the west. Residential development on the site would positively contribute to the local area and help create a quality environment to live. The site is in part use and dev Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to a bus stop but is not in close proximity to a Metro Station (over 1.5km). There are some local facilities and services within the local area (within 500m) with Aldi , B&Ms, Post Office and primary school. Mitigation: Open space provision would need to be reflected in the scheme with linkages to the surrounding
	9b) Is the site easily accessible and well served by public transport?	Yes	

			area.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. Culverted watercourse travels through site
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as some of this site is currently in active use, it is likely that
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>the net impact on greenhouse gas emissions will be low.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>In part</p>	<p>Comments: Well served by existing bus routes although some distance to the nearest Metro station. There are a limited range of services and facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development</p>

			to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>Although within a wildlife corridor, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As half of the site is developed the net impact on waste generation from the site is likely to neutral increase slightly.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	<p>Comments:</p> <p>Whilst the site is not designated as designated open space, it shares a boundary with an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an</p>

community.			acceptable standard.
			Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is located to the rear of a number of houses and mature planting, resulting in it being well screened from the road. As it currently is, the site does not contribute greatly to the landscape but does provide a break between residential areas. There are no heritage constraints on this site. Situated in a residential area, further housing would not be out of keeping with the character of the surrounding area. It should be low density however, so this space does not become overdeveloped.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: An area of the site is prone to surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	A suitable SuDS system could be implemented to attenuate the water from the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst contaminated part of the site is currently in use. Recommended for refusal by contaminated land officer.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Amber

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Site number 85, Portugal Place Block, High Street West, Wallsend

Potential Use 1) Residential and health, retail, leisure uses (part of sensitive development of site working with landowners)

Total Site Area (ha): 0.50

Ward: Wallsend

ECONOMIC

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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	<p>Comments:</p> <p>A mostly vacant and unattractive group of buildings would benefit from a mixed use scheme that would improve the appearance of the town centre and bring in economic uses that would increase the vitality and vibrancy of the town centre.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: A mixed use scheme would contribute jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Retail and leisure uses would create jobs that would be of benefit to this area that currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with focus on residential, will make a contribution towards the overall housing need of the borough. Initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs however integrating with other land uses could help to create a sustainable and viable development.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			<p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery and to look at the most appropriate balance of uses</p>
			<p>RAG outcome:</p> <p>Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments:</p> <p>Mixed site with some premises vacant and others such as the health centre still in active use. Surrounding uses are predominantly residential and a comprehensive scheme incorporating some of the existing uses could bring about a more quality environment an</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p>
	7d) Will the development enable investment in areas suffering	n/a	<p>RAG outcome:</p> <p>Green</p>

	from high crime and/or poor living environments?		
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities. Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction
	14b) Can development help to minimise waste generation?	In part	

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is not designated as open space, a neighbouring area is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located at the end of Wallsend High Street. It marks the end of the established retail</p>
	16b) Would the development avoid having a significant impact on	In part	

<p>landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>the Borough's landscape character?</p>		<p>offer and is at the start of the residential area. Most of the residential area comprises of established terraces, but there is some more modern development as well. A mixed use scheme would not be out of keeping with surrounding area. The commercial development should be of a similar style to the present offer in terms of individual units and the residential area should reflect the existing housing style. Located on the site are three designated and non-designated heritage assets which should be involved as part of the development. It will also need to respond appropriately the assets the site is in the setting of.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p>	<p>No Surface</p>	<p>Comments: A very small area of the site is prone to surface</p>

		Water	water flooding, but there are some known flooding issues to the south of the site. Metro embankment restricting the natural flow of water towards the Tyne. Mitigation: SuDS could attenuate the run off rate. RAG outcome: Red
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Potential increase in the level of contamination would be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential risk of noise pollution. No increase in

	19b) Would development avoid creation of noise pollution?	n/a	noise levels from residential development. Mitigation: A noise survey would need to be submitted. RAG outcome: Green
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Site number 85, Portugal Place Block, High Street West, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.50		Ward: Wallsend	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: A mostly vacant and unattractive group of buildings would benefit from redevelopment improving the appearance of the town centre and bring in economic uses that would increase the vitality and vibrancy of the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: A retail scheme would contribute jobs. Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Retail uses would create jobs that would be of benefit to this area that currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No significant link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	Yes	local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

	8c) Would development avoid loss of existing open space?	YesNo	n/a RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within Wallsend town centre and has excellent access to a range of community facilities as well as excellent access to public transport. Bringing the site forward for development would potentially provide greater range of community facilities Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential redevelopment of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with, given location, issues of access and parking needing to be resolved.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located

			waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst part of this site is greenfield, it is not designated open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located at the end of Wallsend High Street. It marks the end of the established retail offer and is at the start of the residential area. Most of the residential area comprises of established terraces, but there is some more modern
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>development as well. A retail scheme would not be out of keeping with surrounding area - provided it is of a similar style to the present offer in terms of individual units. Located on the site are three designated and non-designated heritage assets which should be involved as part of the development. It will also need to respond appropriately the assets the site is in the setting of.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p>	<p>No</p> <p>Yes</p>	<p>Comments: A very small area of the site is prone to surface water flooding, but there are some known flooding issues to the south of the site. Metro embankment restricting the natural flow of water towards the Tyne.</p> <p>Mitigation:</p>

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS could attenuate the run off rate. RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk
	19b) Would development avoid creation of noise pollution?	In part	from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered significant due to surrounding retail and town centre uses. Mitigation: Design and layout techniques including sound insulation.

			RAG outcome: Green
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Site number 86, Snooker Hall, Station Road, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.10	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The site is close to but outside of the boundary of the town centre, and so retail uses here could serve to harm the main centre. The Hall currently holds an open and functioning leisure facility and so is already contributing to the local economy.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	<p>Comments: The Hall currently holds an open and functioning leisure facility and so is already contributing local jobs; no significant net gain or loss is envisaged.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: The area suffers from some employment deprivation but it is not considered that redevelopment of the pub/leisure facility would see significant net gain or loss of jobs.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part		
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a			
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part			

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No significant link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	Mitigation: n/a
	5c) Will development provide and support high quality education facilities?	In part	RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation:

to meet their needs, including affordable homes.			Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is just on the edge of the town centre and therefore the necessary sequential and impact tests would need to be looked at to make sure that the development would not have a detrimental impact on the range of community facilities and services to m Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Petrol Interceptor
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?		

use of resources.			<p>development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This building is not on a plot designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>An impressive non-designated building is located on the site. The scale and design of this hall is unexpected in the terraced streets surrounding it. This building is also in the setting of the Grade II listed Buddle School and surrounding buildings. A major negative impact would occur if this building was lost. The building could be converted into a retail use, as there is a small retail offer in this section of the terraces. If the building were to be lost some individual retail units could be appropriate but would not be as consistent with the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>No known flood issues on site. Water flows</p>
	If no, which type?		

	17b) Is the site free from historic recorded flood events?	Yes	unrestricted down Station Road at this point.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS; restricting the amount of water entering the system during storm events. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation is required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant due to current use and surrounding uses.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques including sound insulation.</p> <p>RAG outcome: Green</p>
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Site number 86, Snooker Hall, Station Road, Wallsend		Potential Use 1) Residential	
Total Site Area (ha): 0.10		Ward: Wallsend	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits but when balanced against the loss of a sustainably located leisure facility that does provide some employment, an "in part" impact on Objective 1 is considered reasonable. Mitigation: RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of some jobs due to loss of existing facility. However, residential development will support jobs

			in construction and related industries.
			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of some jobs if site was redeveloped. However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: Whilst a leisure facility, it is not considered that it

sector.			attracts a sufficiently wide interest to be considered as a contributor to the local tourism economy. No link.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to
	6b) Will development contribute towards an adequate supply of	No	

homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		<p>meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.</p> <p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: Current use looks unattractive and in a residential area so developing the site for residential could help to improve the environment of the area as a place to live and also reduce the fear of crime or a sense with a greater sense of community cohesion. M</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities. Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

their needs.			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Petrol Interceptor
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

use of resources.			<p>development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This building is not on a plot designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>An impressive non-designated building is located on the site. The scale and design of this hall is unexpected in the terraced streets surrounding it. This building is also in the setting of the Grade II listed Buddle School and surrounding buildings. A major negative impact would occur if this building was lost. If the building was to be converted into residential use it would have a neutral impact. New housing development would not be out of context with the surrounding residential landscape.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>No known flood issues on site. Water flows unrestricted down Station Road at this point.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	<p>Mitigation:</p>

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	SuDS; restricting the amount of water entering the system during storm events. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 88, Land Adjacent to ROAB Club, Brussels Road, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.06		Ward: Wallsend	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Development of this site could provide a boost to the local economy. The site just outside the boundary of the town centre and away from the main retail area, and so retail uses here could serve to harm the main centre. Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation:

			n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued

			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Very close to the town centre with a great range of facilities and services, including the Metro and bus services. Bringing this development forward for development would require consideration of other sites available in the town centre and potential impact Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. The limited scale of development and potential number of jobs generated by retail development would not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation:
	14b) Can development help to minimise waste generation?	In part	

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site forms a green space at the end of a

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	terrace, in an established residential area. Whilst not of high quality, it does provide a green break in the area. It is also in the setting of a number of non-designated heritage assets and proposed conservation area. Retail development would be out of keeping with the surrounding residential grain and inconsistent in the landscape.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: From the EA map it shows that the site is prone to surface water flooding. Known flooding issues around the Metro embankment, but non reported on site.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	SuDS; flood wall or barrier to channel the flow of surface water away from any development.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant land so mitigation required to avoid increase in contamination levels and sensitive use required. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk
	19b) Would development avoid creation of noise pollution?	In part	from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant due to surrounding uses. Mitigation: Design and layout techniques which include sound insulation.

			RAG outcome: Green
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Site number 88, Land Adjacent to ROAB Club, Brussels Road, Wallsend			Potential Use 1) Residential
Total Site Area (ha): 0.06	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential use on this site will have no significant impacts on this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Vacant strip of land in a residential area that if brought forward would help to contribute to creating an attractive quality environment and increased active users in the area to reduce the fear of crime. Mitigation could help increase levels of community
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part In part Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste

			storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: This site forms a green space at the end of a terrace, in an established residential area. Whilst not of high quality, it does provide a green break in the area. It is also in the setting of a number of non-designated heritage asstes and proposed conservation area.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

maintaining and strengthening local distinctiveness and sense of place.			Further residential development would not be out of keeping with the surrounding landscape and should respect it appropriately in the design. Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: From the EA map it shows that the site is prone to surface water flooding. Known flooding issues around the Metro embankment, but non reported on site. Mitigation: SuDS; flood wall or barrier to channel the flow of surface water away from any development. RAG outcome: Amber
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	Yes	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Potentially contaminated vacant brownfield land.
	18b) Would development avoid potential increase to levels of contamination?	In part	Would bring contaminated land back into re-use. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Site number 89, Carville Hotel, Carville Road, Wallsend			Potential Use 2) Retail
Total Site Area (ha): 0.12	Ward: Wallsend		NOTE: This site has been removed as an allocation in the Local Plan Pre-Submission Draft 2015 due to obtaining planning permission.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Development of this site could provide a boost to the local economy. The site is on the boundary of the town centre and away from the main retail area, and so retail uses here could serve to harm the main centre. Mitigation:
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas	Yes	Necessary assessments on the impact on the centre and sequentially preferable sites would need to be

	that are easily accessible by sustainable transport?		considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and	In part	RAG outcome: Green

	jobs in a location where there is currently a shortage?		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Very close to the town centre with a great range of facilities and services, including the Metro and bus services. Bringing this development forward for development would require consideration of other sites available in the town centre and potential impact</p> <p>Mitigation:</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

			-Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A
			RAG outcome: Green
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As site has been empty for some time, the net impact on greenhouse gas emissions will increase if redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation:

<p>through more efficient use of resources.</p>			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>Yes</p>	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will
	14b) Can development help to minimise waste generation?	No	

composting.			increase.
			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This vacant site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site was the location of a locally registered public house, which was unfortunately lost. The site would fall in a proposed conservation area. It is also in the setting of a World Heritage Site, locally registered and non-designated heritage assets. Whilst development here could be beneficial to the character of the area as it would repair the streetscene and improve the landscape, retail development would not be coherent within the landscape. The site is within an established late twentieth century residential area, on the edge of Wallsend, and a retail development here would be inconsistent with the established residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Reported flooding issues either side of the Metro
	If no, which type?		

	17b) Is the site free from historic recorded flood events?	Yes	embankment, but non reported on site.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Vacant site so mitigation required to avoid any increase in contamination. Sensitive end use required. Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk
	19b) Would development avoid creation of noise pollution?	In part	from noise pollution. Retail may potentially increase noise pollution due to deliver vans for instance and would need to have regard for surrounding

			residential areas.
			<p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p>
			<p>RAG outcome:</p> <p>Green</p>

Site number 89, Carville Hotel, Carville Road, Wallsend			Potential Use 1) Residential
Total Site Area (ha): 0.12	Ward: Wallsend		NOTE: This site has been removed as an allocation in the Local Plan Pre-Submission Draft 2015 due to obtaining planning permission.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Residential use on this site will have no significant impacts on this objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development for residential would improve this vacant site that has an unattractive and negative presence to an area that has seen modern residential development to the west of the site. Bringing the site forward for residential development would help to
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site site is adjacent to Wallsend bus station and Wallsend Metro station - I struggle to think of a site that has better access to sustainable transport connections, excellent. Wallsend town centre is also less than 250m with a wide variety of communi Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A RAG outcome: Green
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As site has been empty for some time, the net impact on greenhouse gas emissions will increase if redeveloped. Mitigation: Encourage use of sustainable building practices in
	11b) Could development help to minimise emissions of greenhouse gases?	No	

use of resources.			<p>development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will
	14b) Can development help to minimise waste generation?	No	

composting.			increase.
			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This vacant site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site was the location of a locally registered public house, which was unfortunately lost. The site would fall in a proposed conservation area. It is also in the setting of a World Heritage Site, locally registered and non-designated heritage assets. Development here could be beneficial to the character of the area as it would repair the streetscene and improve the landscape, providing the mitigation is followed. It is appropriate in the landscape as it is within an established late twentieth century residential area, on the edge of Wallsend.	
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part		Mitigation: Amber
				RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Reported flooding issues either side of the Metro embankment, but non reported on site.	
	If no, which type?	Surface Water		

	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: SuDS. RAG outcome: Amber
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring vacant, contaminated brownfield land back into use. Potential increase in the level of contamination would be mitigated against. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels. Mitigation: n/a
	19b) Would development avoid creation of noise pollution?	n/a	

			RAG outcome: Green
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Site number 90, Car Park West, High Street East, Wallsend		Potential Use 1) Residential	
Total Site Area (ha): 0.12	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Residential development does have economic benefits, especially here where new residents can support the vitality of the town centre. However, when balanced against the loss of a car park that also supports the vitality of the town centre, an "in part" im Mitigation: RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of existing car parking facility may lessen the

jobs.			<p>support for employment opportunities in the town centre. However, residential development will support jobs in construction and related industries.</p> <p>Mitigation:</p> <p>RAG outcome: Amber</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.</p> <p>Mitigation:</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p>

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			<p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome:</p> <p>Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments:</p> <p>Currently within a residential area in Wallsend Town Centre with a dominant social club to the west of the site and retail uses to the south. Residential development would help to create/strengthen community identity in the area. Development could improve t</p> <p>Mitigation:</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p>
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	<p>Green</p>

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in	No	Comments:

improve the quality of ground and surface waters.	order to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the current use, the net impact on greenhouse gas emissions is likely to increase if redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with loss of car parking being of particular concern.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including consideration of town centre car parking.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use (car park) the net impact on waste generation from the site will increase if developed.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Although historically undeveloped, this car park forms a gap site in High Street East, Wallsend. It is located within a proposed conservation area and is</p>
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		in the setting of terraces and a listed, modern library. Development here should not have a negative impact on the library and would repair the development pattern enabling High Street East to become continuous. It would enhance the landscape character.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east. Mitigation: SuDS.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	RAG outcome: Green
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	Yes	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring potentially contaminated, vacant brownfield land back into use. Potential increase in level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Site number 90, Car Park West, High Street East, Wallsend		Potential Use 2) Parking	
Total Site Area (ha): 0.12		Ward: Wallsend	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Whilst not providing employment land/facility, retention of the car park supports the uses within the town centre. Mitigation: RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Whilst not providing employment land/facility, retention of the car park supports the uses within and access to the town centre and thus employment opportunities within the town centre.

			Mitigation:
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Whilst this area has employment opportunities, it still suffers from employment deprivation. Retention of the car park can help support the vitality of the town centre and improve access for potential employees.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	No	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: It is not considered that Wallsend town centre attracts sufficient tourism interest to have a significant impact in this objective.
			Mitigation:

			n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	Mitigation:
	5c) Will development provide and support high quality education facilities?	n/a	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of this site for town centre parking will have no impact upon meeting identified housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: RAG outcome: Red

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Existing use would not be considered to not contribute towards reducing crime and increasing community activity and participation in the area
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: n/a
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

reduce health inequalities.			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Centrally located site close to a range of community facilities and parking could increase the attraction or perception of the centre as being accessible by car to the surrounding community.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: N/A RAG outcome: Green

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No change in use will have no impact.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Continued use of the site for parking will not have an increased impact on transport infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	Mitigation: With site remaining in existing use no mitigation is required

	growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No change in use will have no impact.
	14b) Can development help to minimise waste generation?	n/a	Mitigation: RAG outcome: Not Applicable
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	in the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Although historically undeveloped, this car park forms a gap site in High Street East, Wallsend. It is located within a proposed conservation area and is in the setting of terraces and a listed, modern library. The retention of the car park would have a neutral impact on the landscape as it would retain the site as it currently is. An improved design, featuring aspects such as green infrastructure could help to improve the appearance of the site and be beneficial to the surrounding landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east.	
	17b) Is the site free from historic recorded flood events?	Yes		Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		In part	SuDS.
				RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Site already used as a car park.	
	18b) Would development avoid potential increase to levels of contamination?	Yes		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required.	
			RAG outcome: Green	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Car park not affected by noise pollution and car	

	19b) Would development avoid creation of noise pollution?	n/a	<p>park use would not further increase noise levels.</p> <p>Mitigation: Design and layout techniques including sound insulation.</p> <p>RAG outcome: Green</p>
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Site number 90, Car Park West, High Street East, Wallsend		Potential Use 3) Retail	
Total Site Area (ha): 0.12	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this town centre location, in this currently vacnt property, would positive contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports job creation. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst development here could support the visitor offer in the town centre, the loss of the car park could deter visitors.
			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
			RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that could increase the range of community facilities and services to the area and with very good access to both bus and Metro stops. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	In part	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. Due to the nature of the current use, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

transport infrastructure.			development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage with car parking issues being of particular concern.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process including consideration of town centre car parking.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. Due to the nature of the current use (car park) the net impact on waste generation from the site will increase if developed. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located in the Green Belt. It is also within the 300m
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Although historically undeveloped, this car park forms a gap site in High Street East, Wallsend. It is located within a proposed conservation area and is in the setting of terraces and a listed, modern library. Retail development here should not have a negative impact on the library and would repair the development pattern, enabling High Street East to become continuous. It would enhance the landscape character. Smaller units would be more appropriate than one large complex, in the context of the High Street.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east.	
	17b) Is the site free from historic recorded flood events?	Yes		Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		In part	SuDS.
				RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated land is in use.	
	18b) Would development avoid potential increase to levels of contamination?	Yes		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required.	
			RAG outcome: Green	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk	

	19b) Would development avoid creation of noise pollution?	in part	<p>from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
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Site number 91, Ferndale Avenue, Wallsend		Potential Use 1) Residential	
Total Site Area (ha): 0.26		Ward: Wallsend	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Redevelopment of a vacant library with residential development in town centre will aid urban regeneration. Mitigation: RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery

			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Currently vacant library site since the library relocated to the Forum. The site is surrounded by residential development so bringing it forward for residential could help further add to an existing community and deliver a quality environment to live. Remo
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	N/A
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Reuse of the building could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as this site was in active use until very recently, the net impact on greenhouse gas emissions may be low.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building was in use until very recently the net impact on waste generation from the site is likely to neutral.
	14b) Can development help to minimise waste generation?	In part	

			design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is the location of a modern, listed library, very different in style and design to the surrounding townscape. It is also in the setting of designated and non-designated buildings and a proposed conservation area. It is situated behind Wallsend High Street and fronts the residential terraces
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			behind. The loss of the library would have a major negative impact from a heritage perspective and would also remove a unique feature from the landscape. Whilst the building is very different it does compliment its surroundings and should be retained. Residential development would be appropriate as it would act as a continuation of the residential areas to the north and east.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: No known flooding issues on site. There is some known flooding issues to the south east.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In part	SuDS.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 91, Ferndale Avenue, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.26	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this town centre location, in this currently vacnt property, would positive contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports job creation. Mitigation: n/a RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No significant link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	

	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that could increase the range of community facilities and services to the area and with very good access to both bus and Metro stops. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: N/A RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Reuse of the building could lead to an increase in greenhouse gas emissions without appropriate
	11b) Could development help to minimise emissions of	In part	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>design and sustainable construction methods applied to the scheme. However, as this site was in active use until very recently, the net impact on greenhouse gas emissions may be low.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

transport infrastructure.			development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage notably access and parking arrangements.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building was in use until very recently the net impact on waste generation from the site is likely to neutral.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is the location of a modern, listed library, very different in style and design to the surrounding townscape. It is also in the setting of designated and non-designated buildings and a proposed conservation area. It is situated behind Wallsend High Street and fronts the residential terraces behind. The loss of the library would have a major negative impact from a heritage perspective and would also remove a unique feature from the landscape. Whilst the building is very different it does compliment its surroundings and should be retained. As it is situated behind the High Street,
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>this would be a stand alone retail unit, which faces away from the main thoroughfare. Retail development on this site would not be the most coherent feature in the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	<p>Comments: No known flooding issues on site. There is some known flooding issues to the south east.</p> <p>Mitigation: SuDS.</p> <p>RAG outcome: Green</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use. Sensitive end use required.</p>
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site survey required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments:
	19b) Would development avoid creation of noise pollution?	In part	Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery for instance, however not considered significant due to surrounding retail uses.
			Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green

Site number 95, High Street East/Lawson Street, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.34	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: new development offers the opportunity to boost the local economy. This site is close to the town centre but not part of it and so retail use here could harm the vitality of the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses would contribute to job creation.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No significant link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough. Mitigation: Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued RAG outcome:
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	Yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
			Mitigation: n/a
	8c) Would development avoid loss of existing open space?	YesNo	RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Very close to the town centre with a great range of facilities and services, including the Metro and bus services. Bringing this development forward for development would require consideration of other sites available in the town centre and potential impact Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Property level protection RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction /
	14b) Can development help to minimise waste generation?	No	

			<p>refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Designated and non-designated heritage assets are located on and in the setting of this site. The site is</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		also in a proposed conservation area. A major negative impact would occur if the listed buildings on this site are lost as they are a key feature in the streetscene and contribute positively to the townscape. It would be preferable for the buildings to be retained and converted. As the site is located on the High Street, conversion to retail could be appropriate as it forms part of a well known building which runs, for this section, adjacent to the High Street.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: There are known flooding issues to the south along Holly Avenue. This could be mitigated by attenuating the surface water.
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk
	19b) Would development avoid creation of noise pollution?	In part	from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant due to surrounding uses and near town centre. Mitigation: Design and layout techniques including sound insulation.

			RAG outcome: Green
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Site number 95, High Street East/Lawson Street, Wallsend		Potential Use 1) Residential	
Total Site Area (ha): 0.34	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: In the main, there is little significant link to the residential redevelopment of this site and economic development. However, the redevelopment of a vacant site in the town centre offers the opportunity for new residents to support the regeneration and vi Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would

jobs.			support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. Mitigation: RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			<p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: The existing building appears unoccupied and unattractive to the local area that is a densely populated residential area. Bringing this site forward for residential development would help to create a harmonious crime free neighbourhood and with mitigation</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro Station and bus stops with Wallsend town centre less than 250m with a wide variety of community facilities. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	No	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Property level protection
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction /

			<p>refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Designated and non-designated heritage assets are located on and in the setting of this site. The site is</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		also in a proposed conservation area. A major negative impact would occur if the listed buildings on this site are lost as they are a key feature in the streetscene and contribute positively to the townscape. It would be preferable for the buildings to be retained and converted. Residential development would also be consistent with the surrounding landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There are known flooding issues to the south along Holly Avenue. This could be mitigated by attenuating the surface water.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	SuDS.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 96, Vine Street, Wallsend			Potential Use 1) Residential
Total Site Area (ha): 0.07	Ward: Wallsend		NOTE: This site has been removed as an allocation in the Local Plan Pre-Submission Draft 2015 due to obtaining planning permission.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The current community use is not considered to involve high levels, if any, employment. Therefore there are no significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes			
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a			

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Unsure whether the site is vacant but the site looks like it could do with some investment to make it more attractive and appealing to the local area. Redevelopment of the site for residential development in an existing residential area would help towards
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome:

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Wallsend town centre with bus and Metro station within close walking distance. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Property level protection RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction /

			<p>refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: A non-designated heritage asset is located on the site, located to the south of Wallsend High Street. It</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		is in the setting of listed buildings and a proposed conservation area. A major impact would occur if the building on the site is lost as it contributes positively to the surrounding landscape. The site is located off the main High Street and is within established terraced streets, therefore residential development would be consistent with the surrounding landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: The site is located just to the north of known flooding.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream)	In part	SuDS. Betterment would be sought.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 96, Vine Street, Wallsend		Potential Use 2) Retail	
Total Site Area (ha): 0.07	Ward: Wallsend		NOTE: This site has been removed as an allocation in the Local Plan Pre-Submission Draft 2015 due to obtaining planning permission.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: new development offers the opportunity to boost the local economy. This site is close to the town centre but not part of it and so retail use here could harm the vitality of the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
			Mitigation:
			RAG outcome:

	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	Mitigation: n/a
	5c) Will development provide and support high quality education facilities?	In part	RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for town centre uses means it is unlikely that there will be any impact upon the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation:

to meet their needs, including affordable homes.			Use of planning policy to ensure that options for exploring the provision of an element of residential development as part of the scheme are pursued
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
7b) Will the development create a quality environment in which to live and/or work?	In part		
7c) Will the development encourage the involvement of local people in community activities?	In part		
7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes		
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Very close to the town centre with a great range of facilities and services, including the Metro and bus services. Bringing this development forward for development would require consideration of other sites available in the town centre and potential impact Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Property level protection
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building has been vacant for some time, the net impact on greenhouse gas emissions is likely to increase if re-used or redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

use of resources.			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: A non-designated heritage asset is located on the site, located to the south of Wallsend High Street. It is in the setting of listed buildings and a proposed conservation area. A major impact would occur if the building on the site is lost as it contributes positively to the surrounding landscape. The site is located off the main High Street and is within established terraced streets, therefore retail development would not be coherent with the surrounding landscape. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: The site is located just to the north of known
	If no, which type?		

	17b) Is the site free from historic recorded flood events?	Yes	flooding.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS. Betterment would be sought.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Sensitive end use required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation is required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Residential development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance. Would need to consider neighbouring residential areas.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation:

			Design and layout techniques including sound insulation.
			RAG outcome: Amber

Site number 97, Cedar Grove Block, Wallsend		Potential Use 2) Employment	
Total Site Area (ha): 0.70	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from some employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Retention of site for employment uses, including further development or redevelopment, will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Currently employment but due to the proximity of residential area it would not be considered a positive impact on the local community as
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		residential.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to the Town Centre and bus and Metro services.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Property level protection
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts	11a) Could development minimise and be resilient to impacts of	n/a	Comments:

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.	climate change?		No change if the site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	Mitigation: With site remaining in existing employment use no mitigation is required

	growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No change if the site stays in current use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation: RAG outcome: Not Applicable
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Historic industrial units, some with original feature, are located on the site but they are of low historic significance. They do not contribute greatly to the character of surrounding area, but if they were to remain it would represent a neutral impact on the landscape as there would be no change. A new scheme, of a similar employment use, could provide an opportunity to create a more cohesive scheme that could be able to contribute more positively to the surrounding landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Known flooding on site. There is a scheme proposed to reduce the overland flow of surface water.
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	This site would require a variety of flood protection methods such as property level protection.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.</p> <p>Mitigation: Design and layout techniques including noise insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 97, Cedar Grove Block, Wallsend		Potential Use 1) Residential	
Total Site Area (ha): 0.70	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: If site was lost ensure that there is sufficient supply of sustainable employment sites across borough. Current on-site businesses may wish to relocate; ensure adequate facilities for them elsewhere.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Loss of jobs if employment site was redeveloped.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment depr
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Current on-site businesses may wish to relocate; ensure adequate facilities for them elsewhere.
			RAG outcome:

	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to

a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6b) Will development contribute towards an adequate supply of affordable housing?	No	deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Appears to be in a good state of repair and in use but the surrounding area is predominantly residential so residential development here would enhance the community activity and reduce the fear of crime and anti social behaviour. Mitigation would also help
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities,

			schools.
			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to Metro and bus stops and good access to a range of community facilities.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green

they require in meeting their needs.			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Property level protection
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

use of resources.			<p>development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including consideration of town centre parking issues.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	.	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste</p>
	14b) Can development help to minimise waste generation?	In part	

recycling and composting.			<p>generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Historic industrial units, some with original feature, are located on the site but they are of low historic significance. They do not contribute greatly to the character of landscape and residential development could potentially enhance it. There is much traditional housing around the site, therefore residential would not be out of keeping with the wider landscape. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding on site. There is a scheme proposed to reduce the overland flow of surface water.
	If no, which type?	Surface Water	
	17b) Is the site free from historic recorded flood events?	No	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	<p>Mitigation:</p> <p>This site would require a variety of flood protection methods such as property level protection.</p> <p>RAG outcome:</p> <p>Red</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Whilst potentially contaminated the site is currently in use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	<p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially affected by noise pollution from rail line and road traffic. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: A noise survey would need to be submitted.
			RAG outcome: Green

Site number 97, Cedar Grove Block, Wallsend		Potential Use 3) Retail	
Total Site Area (ha): 0.70	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: new development offers the opportunity to boost the local economy. This site is close to the town centre but not part of it and so retail use here could harm the vitality of the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 500m of the town centre so the potential impact and preference for town centre sites would need to,be considered but there is a number of existing communtiy facilities and services within the locality of the site and there is excellent access to th Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Property level protection
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	No	

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development unlikely to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including consideration of town centre parking issues.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located

			waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Historic industrial units, some with original feature, are located on the site but they are of low historic significance. They do not contribute greatly to the character of landscape but it is considered that a retail development would be inconsistent with the
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

maintaining and strengthening local distinctiveness and sense of place.			surrounding area as it would contradict the established residential grain. Mitigation: Red RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding on site. There is a scheme proposed to reduce the overland flow of surface water.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	No	Mitigation: This site would require a variety of flood protection methods such as property level protection.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	in part	Comments: Whilst potentially contaminated land is in use.
	18b) Would development avoid potential increase to levels of contamination?	yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	yes	A detailed site investigation is required.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance. Would need to be sensitive to surrounding residential uses.
	19b) Would development avoid creation of noise pollution?	in part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 98, Hadrian Road (land south of Metro), Wallsend			Potential Use 2) Employment
Total Site Area (ha): 1.15	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of the site, currently UDP employment land in the main, for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within 750m of a Wallsend Town Centre and therefore has access to a range of other services. There is also a GP, Dentist and primary school all within 750m of the site. The site is within very easy access to the Hadrian Road Metro station and
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part In part

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Site currently allocated for employment use but vacant. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
			RAG outcome: Amber

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a cleared empty site, the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design

			to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This is a vacant site on the edge of one of the borough's industrial areas. Although partially screened by mature planting, the site is still easily visible and detracts from the landscape. There are no heritage constraints on this site. It is within an established employment area, therefore housing
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	Yes	

strengthening local distinctiveness and sense of place.			here would not be out of keeping with the wider landscape and would present an opportunity for a new scheme to enhance this area.	
			Mitigation: Green	
			RAG outcome: Green	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: There are known flooding issues to the businesses to the south on Davy Bank, and development could help to attenuate water.	
	17b) Is the site free from historic recorded flood events?	Yes		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		In part	Mitigation: SuDS.
				RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.	
	18b) Would development avoid potential increase to levels of	In part	Vacant site so mitigation required to avoid increase	

and bring contaminated land back into beneficial use.	contamination?		to levels of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.</p> <p>Mitigation:</p>
	19b) Would development avoid creation of noise pollution?	In part	

			Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 98, Hadrian Road (land south of Metro), Wallsend			Potential Use 1) Residential
Total Site Area (ha): 1.15	Ward: Wallsend		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs. Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site would benefit from development to bring back into use a former vacant area and help to enliven the local local area and bring about a greater sense of community identity. Residential development could be suitable to help increase public p
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is next to Hadrian Road Metro station and there are other bus services. The site is also close to other community facilities north of the Metro line.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part No

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for public transport links, both bus and Metro, and there are a complete range of services and facilities available within Wallsend town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Ensure appropriate routes for pedestrian and cycle access across development.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a cleared empty site, the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help

			<p>ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This developed site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: This is a vacant site on the edge of one of the borough's industrial areas. Although partially screened by mature planting, the site is still easily visible and detracts from the landscape. There are</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	Yes	

<p>environment, maintaining and strengthening local distinctiveness and sense of place.</p>			<p>no heritage constraints on this site. There is residential development near by, therefore housing here would not be out of keeping with the wider landscape and would present an opportunity to enhance this area.</p> <p>Mitigation: Green</p> <p>RAG outcome: Green</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>Surface Water</p> <p>Yes</p> <p>In part</p>	<p>Comments: There are known flooding issues to the businesses to the south on Davy Bank, and development could help to attenuate water.</p> <p>Mitigation: SuDS.</p> <p>RAG outcome: Amber</p>
<p>18. To avoid the loss of</p>	<p>18a) Will the site bring contaminated land back into beneficial</p>	<p>Yes</p>	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring contaminated, vacant brownfield land into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from rail line and road traffic. Residential development would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Any development would require effective onsite

			mitigation measures.
			RAG outcome: Green

Site number 99, Rosehill Road (Persimmon), Ropery Lane, Wallsend			Potential Use 1) Residential and Open Space, Leisure, Recreation
Total Site Area (ha): 4.28	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with a focus on residential, will make a contribution towards the overall housing need of the borough. Initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs however integrating with other land uses could help to create a sustainable and viable development.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			<p>Mitigation:</p> <p>Further work necessary to determine constraints on viability and explore options for delivery and to look at the most appropriate balance of uses</p>
			<p>RAG outcome:</p> <p>Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments:</p> <p>This site is in an existing residential area and the development of this site would be limited by the topography but the improvement of the flats at bamburgh drive would potentially improve satisfaction in the area and create a harmonious community and</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	<p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p>
	7d) Will the development enable investment in areas suffering	n/a	<p>RAG outcome:</p> <p>Green</p>

	from high crime and/or poor living environments?		
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Scored the loss of public open space as only in part as only part of the site is accessible due to the topography of the site.</p> <p>Mitigation: Ensure contributions for healthcare facilities and to improve the quality of the existing open space and surrounding open space due to it being unlikely all of the site would be built due to the local topography.</p> <p>RAG outcome: Amber</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	InpartNo	
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	<p>Comments: Close proximity to local shops and good access to both bus and Metro stops.</p>
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently open space, the net impact on greenhouse
	11b) Could development help to minimise emissions of greenhouse gases?	No	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>Yes</p>	<p>Comments: Site is excellently situated for both bus and Metro links. There are an adequate range of local facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p>

			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Although site is not a designated wildlife site, it is a large area of green space and does have some biodiversity value, as set out by the biodiversity officer.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
			Mitigation: Opportunity for small scale green space provision within the site to support biodiversity.
			RAG outcome: Amber
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	of sufficient capacity to accommodate growth. As a the site is open space the net impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Development on this site would result in a loss of open space, as the area is designated as such. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	Mitigation: Replacement open space should be found within the same area of the borough.

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	No	Comments: A major negative impact would occur if this site were to be developed. Historically here there has been very little development, with any occurring at the top of the hill. The site also provides a green setting to a listed and locally registered building as well as archaeological remains. It provides welcome green space in a built area and contributes greatly to the surrounding landscape. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is situated next to the Wallsend Burn so there is potential for flooding issues. The site would need to be designed to mitigate the risk of flooding
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	Yes	

			from the Burn.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	SuDS and through the design of the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potentially could be affected by rail line and road traffic noise. Residential development would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 99, Rosehill Road (Persimmon), Ropery Lane, Wallsend			Potential Use 2) Open Space, Leisure, Recreation
Total Site Area (ha): 4.28	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant links to the above objective.
			Mitigation: n/a

			RAG outcome: Not Applicable
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: This site is in an area that suffers from employment deprivation, but using this site for open space and recreation (whilst perhaps positively contributing to quality of life) will not have any significant impacts on employment levels in the area. Mitigation: n/a RAG outcome: Not Applicable
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	
	5c) Will development provide and support high quality education facilities?	n/a	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Mixed-use development, with a focus on residential, will make a contribution towards the overall housing need of the borough. Initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs however integrating with other land uses could help to create a sustainable and viable development.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome:

			Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required for general maintenance of the open space and nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	Yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Provisoin of open space would suport the existing services in the area with library, post office, primary school and dentist all within 500m of the site and 750m from a Metro Station with easy access to bus services as well. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site remains in existing use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for both bus and Metro links. There are an adequate range of local facilities available in the immediate area. Use of the site as open space or for leisure and recreation purposes will not have any significant impact upon existing
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	

			transport infrastructure.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	No mitigation required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site remains in existing use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation:
			RAG outcome: Not Applicable

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	<p>Comments:</p> <p>The area is designated as open space, but the proposal should not result in a loss. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>Replacement open space should be found within the same area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>A major negative impact would occur if this site were to be developed. Historically here there has been very little development, with any occurring at the top of the hill. The site also provides a green setting to a listed and locally registered building as well as archaeological remains. It provides welcome green space in a built area and contributes greatly to the surrounding landscape. If the site is to remain</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			as it is, and kept well maintained then it has the potential to have a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The site is situated next to the Wallsend Burn so there is potential for flooding issues. The site would need to be designed to mitigate the risk of flooding from the Burn. Mitigation: SuDS and through the design of the site. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Open space, leisure and recreation use not considered to
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		increase contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>Open space, leisure and recreation not considered to be affected by potential traffic and rail noise and will also not increase noise levels.</p> <p>Mitigation:</p> <p>n/a</p>
	19b) Would development avoid creation of noise pollution?	Yes	

			RAG outcome: Green
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Site number 99, Rosehill Road (Persimmon), Ropery Lane, Wallsend		Potential Use 3) Retail	
Total Site Area (ha): 4.28	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. Whilst close to the district centre at Howdon, retail use here could serve to harm the centre. Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Retail use would support employment opportunities in an area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. The development of this site would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
			Mitigation:
	8c) Would development avoid loss of existing open space?	in partNo	Ensure contributions for establishment of usable green space.
			RAG outcome: Amber

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is within close proximity to local shops and Howdon which offers a variety of different services and facilities. Development would need to consider potential impact and if there were more suitable sites at Howdon before locating here. The topogra</p> <p>Mitigation:</p> <p>Provision of open space on the site and linkages to the surrounding areas.Green</p> <p>RAG outcome:</p> <p>Green</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently open space, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for both bus and Metro links. There are an adequate range of local facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Although site is not a designated wildlife site, it is a

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	large area of green space and does have some biodiversity value, as set out by the biodiversity officer.
			Mitigation: Opportunity for small scale green space provision within the site to support biodiversity.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a the site is open space the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: Development on this site would result in a loss of open space, as the area is designated as such. The site is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Replacement open space should be found within the same area of the borough.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	No	Comments: A major negative impact would occur if this site were to be developed. Historically here there has been very little development, with any occurring at the top of the hill. The site also provides a green setting to a listed and locally registered building as well as archaeological remains. It provides welcome
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

strengthening local distinctiveness and sense of place.			green space in a built area and contributes greatly to the surrounding landscape.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The site is situated next to the Wallsend Burn so there is potential for flooding issues. The site would need to be designed to mitigate the risk of flooding from the Burn.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	Mitigation: SuDS and through the design of the site.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of	In part	Vacant land so mitigation needed to avoid increase

and bring contaminated land back into beneficial use.	contamination?		in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider surrounding residential areas.</p> <p>Mitigation:</p>
	19b) Would development avoid creation of noise pollution?	in part	

			Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 100, Howdon CSC, Churchill Street, Howdon		Potential Use 1) Residential	
Total Site Area (ha): 0.24	Ward: Howdon		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

			viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Vacant site that sits in a highly prominent location not contributing to create a positive identity of the area. Development of the site for residential would compliment the surrounding residential area and help to reduce potential issues of anti-social b
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to local facilities and public transport.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	Mitigation: Property level protection
	10c) Would development on this site avoid risk the quality of any	No	

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. The buildings on site have not been in use for some time. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used or redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Planning permission in place for retail development although this has not yet been implemented. Site is excellently situated for both bus and Metro links. There are a good range of local facilities available in the immediate area. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	No	

			and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Located on the site is a non-designated police housing complex, circa 1940s, set back in its own gardens. It is very distinctive from the surrounding terraced streets and its loss would have a major negative impact on the surrounding landscape, as it
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>provides a welcome change from the surrounding denser streets. The existing building should be retained and converted, which would be beneficial for the building and the character of the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: There is known flooding on site. A scheme was planned for the site by NWL, but the scheme is not cost beneficial. Property level protection was installed onto at risk properties in the area. Any mitigation could help the site, but wider issues would not be addressed.</p> <p>Mitigation: SuDs and property level protection.</p>
	<p>If no, which type?</p>	<p>Mix of Sources</p>	
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>No</p>	
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>No</p>	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential

	19b) Would development avoid creation of noise pollution?	n/a	development would not increase noise levels.
			Mitigation: n/a
			RAG outcome: Green

Site number 100, Howdon CSC, Churchill Street, Howdon		Potential Use 2) Retail	
Total Site Area (ha): 0.24		Ward: Howdon	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Retail use in place of current vacant land/buildings would support the local economy. Whilst close to the district centre at Howdon, retail use here could serve to harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use in place of current vacant land/buildings

jobs.			would support employment opportunities.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Retail use would support employment opportunities in an area that suffers from some employment deprivation. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will make no contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of vacant site within the centre of Howon would provide another focal point for people to come together to unconsciously meet. Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location close to a variety of services and facilities in the centre of Howdon with bus and Metro services within 750m.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
		10c) Would development on this site avoid risk the quality of any	No

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. The buildings on site have not been in use for some time. The net impact on greenhouse gas emissions is likely to increase if buildings are re-used or redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Planning permission in place for retail development although this has not yet been implemented. Site is excellently situated for both bus and Metro links. There are a good range of local facilities available in the immediate area. Local impact of development assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Ensure any local issues with regard to access and network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat
	13b) Would development avoid fragmentation of habitats and/or	Yes	

including designated wildlife sites and protected species.	landscapes?		<p>or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Located on the site is a non-designated police housing complex, circa 1940s, set back in its own gardens. It is very distinctive from the surrounding terraced streets and its loss would have a major negative impact on the surrounding landscape, as it provides a welcome change from the surrounding denser streets. The existing building should be retained and converted, which would be beneficial
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			<p>for the building and the character of the landscape. Retail use could also be consistent with the surrounding landscape as it would act as a continuation from Tynemouth Road.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>There is known flooding on site. A scheme was planned for the site by NWL, but the scheme is not cost beneficial. Property level protection was installed onto at risk properties in the area. Any mitigation could help the site, but wider issues would not be addressed.</p> <p>Mitigation: SuDs and property level protection.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	No	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk

	19b) Would development avoid creation of noise pollution?	Yes	<p>from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however, not considered to be significant due to surrounding retail uses.</p> <p>Mitigation: Design and layout techniques including sound insulation.</p> <p>RAG outcome: Green</p>
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Site number 101, Howdon Gas Works, Howdon Lane, Howdon			Potential Use 2) Employment
Total Site Area (ha): 2.96	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses, including redevelopment or expansion of existing uses, will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	In part	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to a variety of different community facilities and services that should meet the needs of the workforce and support the facilities in the area with a working population on the site. Very good access to bus and Metro services as well.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any	No	Mitigation: Property level protection

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Although already employment, there is potential to redevelop for other types of employment. Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. The scale of development and potential number of jobs generated would necessitate assessment of the impacts on existing infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.
			RAG outcome: Amber
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in a predominately residential area of Howdon. The gas works have been a feature in the landscape since the early twentieth century. Some buildings remain on the site which were from this time and these, alongside the walls and railings are considered to be a non-designated heritage
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			<p>asset. The removal of the gas works would be beneficial for the heritage assets as although they are associated with this use, they do detract from them. An employment use could be appropriate as it could act as a continuation from a similar area, which is to the east of the site, but it would not be fully coherent in the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Known flooding issues to the south and with the site being located at the top of a hill it would have the potential to reduce over land flow.</p> <p>Mitigation: SuDS implemented to slow run off.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in current active use. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by

	19b) Would development avoid creation of noise pollution?	In part	<p>noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would have to be sensitive to the surrounding residential area.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
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Site number 101, Howdon Gas Works, Howdon Lane, Howdon			Potential Use 1) Residential
Total Site Area (ha): 2.96	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: The gasometer is no longer required and does not contribute to the Borough's economy. Therefore it is considered that housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs

			created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?		
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

homes.			<p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: Existing former gas storage depot that is surrounded by new residential and a public park close by. There are industrial units to the east of the site but by bringing this site forward for residential development it would help improve the area for the loc</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Extremely close to both Metro and bus stops with a good range of local facilities all within close proximity eg. Less than 500m. Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	No	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access</p>

			across site and linking to other recently completed residential development in the area.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			<p>Mitigation:</p> <p>n/a</p>
			<p>RAG outcome:</p> <p>Green</p>
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	<p>Comments:</p>

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site is located within the predominately residential of Howdon. The gas works have been a feature in the landscape since the early twentieth century. Some buildings remain on the site which were from this time and these, alongside the walls and railings are considered to be a non-designated heritage asset. The removal of the gas works would be beneficial for the heritage assets as although they are associated with this use, they do detract from them. If the area were to become residential then it would be in keeping with the wider landscape which has much housing development.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Known flooding issues to the south and with the site being located at the top of a hill it would have the
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	potential to reduce over land flow.
			Mitigation: SuDS implemented to slow run off.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Lots of contamination difficulties.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Green

Site number 101, Howdon Gas Works, Howdon Lane, Howdon		Potential Use 3) Retail	
Total Site Area (ha): 2.96		Ward: Riverside	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. Whilst close to the district centre at Howdon, retail use here could serve to harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
			Mitigation: n/a
			RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Range of facilities in the vicinity of the site and the site would be considered outside of the recognised centres in the borough and with the size of the potential development it would therefore need to assess the potential impact on existing retail in th Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Property level protection RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	No	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>otential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given the scale of development proposed and the potential number of jobs generated the impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in a predominately residential area of Howdon. The gas works have been a feature in the landscape since the early twentieth century. Some buildings remain on the site which were from this time and these, alongside the walls and railings are considered to be a non-designated heritage
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

strengthening local distinctiveness and sense of place.			<p>asset. The removal of the gas works would be beneficial for the heritage assets as although they are associated with this use, they do detract from them. Developing the site for retail use would be inconsistent with the surrounding landscape. It is within a predominately residential area and is located a fair distance from the busy thoroughfare of Tynemouth Road.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Known flooding issues to the south and with the site being located at the top of a hill it would have the potential to reduce over land flow.</p> <p>Mitigation: SuDS implemented to slow run off.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	Comments: Retail development not considered to be at risk

	19b) Would development avoid creation of noise pollution?	in part	<p>from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered to be significant in this instance due to current gas works use.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
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Site number 102, Swales Industrial Estate, Willington Quay		Potential Use 2) Employment	
Total Site Area (ha): 2.58		Ward: Riverside	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for employment uses, including redevelopment or expansion of existing uses, will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Excellent access to the bus and Metro stops and with a good range of facilities all within 500m
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Site is already in use for employment and transport infrastructure will be able to cope with continued use of this site for such purposes.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: With site remaining in existing employment use no mitigation is required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: This site refers to the current employment site only; biodiversity officer's comments refer to adjacent site . Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (in part) the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is currently used as an industrial estate, although it is in a largely residential area. There are no heritage constraints on this site. Whilst the current units serve their purpose well, they do not contribute greatly to the surrounding landscape. Retaining the area as it is would have a neutral impact on the landscape, as there will be no alteration. If a new scheme of a similar development type were to come forward, it could present an opportunity to create a more coherent
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>scheme which could sit more comfortably in the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In part	<p>Comments: With the topography of the site, there is potential for the site to improve over land run off rates.</p> <p>Mitigation: SuDS.</p> <p>RAG outcome: Green</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Small parcel of the site is in use and large parcel of the site is vacant. Mitigation required to avoid any increase in contamination levels.</p> <p>Mitigation:</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	

use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance with Howdon gas works to the west and a buf</p> <p>Mitigation: Design and layout techniques which include sound</p>
	19b) Would development avoid creation of noise pollution?	In part	

			insulation.
			RAG outcome: Green

Site number 102, Swales Industrial Estate, Willington Quay		Potential Use 1) Residential	
Total Site Area (ha): 2.58		Ward: Riverside	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Despite the economic benefits of residential development a loss of sustainably located employment land would have a negative impact on Objective 1.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	Mitigation: If site was lost ensure that there is sufficient supply of sustainable employment sites across borough. Current on-site businesses may wish to relocate; ensure adequate facilities for them elsewhere.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	RAG outcome: Red

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Loss of jobs if employment site was redeveloped.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	However, residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This mixed use site is partly in use for industrial purposes and partly vacant greenfield land. The area has seen some recent residential development to the west of the site and there is also Howdon Park that is adjacent to the site but with the A19, Metr
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Amber
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to the bus and Metro stops and with a good range of facilities all within 500m Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part No

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently located for existing bus routes and is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: This site refers to the current employment site only; biodiversity officer's comments refer to adjacent site . Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (in part) the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	No	

			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction / refurbishment waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
			<p>Mitigation:</p> <p>n/a</p>
			<p>RAG outcome:</p> <p>Green</p>
16. To preserve,	16a) Does the development help to protect, conserve or enhance	n/a	<p>Comments:</p>

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site is currently used as an industrial estate, although it is in a largely residential area. There are no heritage constraints on this site. Whilst the current units serve their purpose well, they do not contribute greatly to the surrounding landscape. New housing could be an improvement for the landscape character and would be consistent with the surrounding area.	
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part		
				Mitigation: Amber
				RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: With the topography of the site, there is potential for the site to improve over land run off rates.	
	If no, which type?	Surface Water		
	17b) Is the site free from historic recorded flood events?	Yes		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	Yes		Mitigation: SuDS.

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potential contamination on site. Small part of site is in current active use from howdon works, remaining area is green space. Would bring contaminated land back into use. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	`A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Amber

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include noise insulation.
			RAG outcome: Green

Site number 102, Swales Industrial Estate, Willington Quay		Potential Use 3) Retail	
Total Site Area (ha): 2.58	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide an economic boost to this area. Whilst close to the district centre at Howdon, retail use here could serve to harm the centre. Mitigation: Necessary assessments on the impact on the centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for retail uses will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a nearby densely populated adding to community needs and encouraging community activity
	7b) Will the development create a quality environment in which to live and/or work?	In part	
			Mitigation:

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	In part	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		The range of facilities in the vicinity of the site and the site would be considered outside of the recognised centres in the borough and with the potential size of development it would therefore need to assess the potential impact on existing retail in th Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for existing bus routes and</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	is adjacent to Howdon Metro station. Despite it being some distance to a designated town or district centre there are a good range of services and facilities available locally. Given scale of development proposed and the potential number of jobs generated the impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>This site refers to the current employment site only;</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	biodiversity officer's comments refer to adjacent site . Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site (in part) the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	No	

			and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is currently used as an industrial estate, although it is in a largely residential area. There are no heritage constraints on this site. Whilst the current units serve their purpose well, they do not contribute greatly to the surrounding landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>However, developing the site for retail use would be inconsistent with the surrounding landscape. It is within a predominately residential area and is located a fair distance from the busy thoroughfare of Tynemouth Road.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In part</p> <p>Yes</p> <p>Yes</p>	<p>Comments: With the topography of the site, there is potential for the site to improve over land run off rates.</p> <p>Mitigation: SuDS.</p> <p>RAG outcome: Green</p>
<p>18. To avoid the loss of the area's best and most</p>	<p>18a) Will the site bring contaminated land back into beneficial use?</p>	<p>In part</p>	<p>Comments: Small parcel of land in use and large parcel of land</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	vacant so would bring contaminated land back into use. Mitigation required due to vacant parcel of site to avoid increase in level of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	yes	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase due to delivery vans for instance, however not considered to be significant.</p>
	19b) Would development avoid creation of noise pollution?	in part	

			Mitigation: n/a
			RAG outcome: Green

Site number 103, Land adjacent to East End Park, Willington Quay			Potential Use 2) Open Space, Leisure, Recreation
Total Site Area (ha): 11.24	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant link to the above objective.
			Mitigation: n/a

			RAG outcome: Not Applicable
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: This site is in an area that suffers from employment deprivation, but using this site for open space and recreation (whilst perhaps positively contributing to quality of life) will not have any significant impacts on employment levels in the area. Mitigation: n/a RAG outcome: Not Applicable
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	
	5c) Will development provide and support high quality education facilities?	n/a	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive
	7b) Will the development create a quality environment in which	Yes	

strong identities and high levels of participation in community activities.	to live and/or work?		environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required for general maintenance of the open space and nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent access to the bus and Metro stops and with a good range of facilities all within 500m
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	Yes	Comments: Changing the use of the whole site to open space and leisure would lower the greenhouse gas
	11b) Could development help to minimise emissions of	Yes	

contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	greenhouse gases?		emissions of the site as it is currently in use in part.
			Mitigation:
			RAG outcome: Green
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for public transport links, both bus routes and the Metro system. There are a limited array of services available locally and it is some to the nearest town or district centre. However continued use of the site as open space for recreation and leisure purposes will not have any significant impact upon existing transport infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	No mitigation required
			RAG outcome: Green

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	Yes	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	In part	Comments: The site is designated as open space but the proposed development should not result in a loss. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

	15c) Would the site afford sufficient access to existing green space?	Yes	<p>Mitigation:</p> <p>Replacement open space will be required within the same area of the borough.</p> <p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>Whilst this is an area of open space it is not easily accessible or visible to pedestrians; therefore it currently could be seen as having little impact on the landscape. If the site were to be developed in this way, it could enable a greater number of people to use the area more easily. It could enhance the existing parks facility and provide an opportunity to develop a good resource for the area. There are no heritage constraints on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?		Comments: With the size and the topography of the site, there is potential for the site to improve over land run off rates.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Mitigation: SuDS to attenuate the flow of water from the site. Culvert to the north east with the exact location unknown. Potentially could run through the site.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated small part of the land is in use but large parcel of land is vacant. Open space, leisure and recreation not considered to increase contamination levels. However recommended refusal from environmental health/contaminated lan
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation required.

	versatile agricultural land?		RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Open space, recreation and leisure not considered to be affected by potential noise levels and would not increase current noise levels.
	19b) Would development avoid creation of noise pollution?	Yes	Mitigation: n/a
			RAG outcome: Green

Site number 103, Land adjacent to East End Park, Willington Quay		Potential Use 1) Residential	
Total Site Area (ha): 11.24		Ward: Riverside	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Little significant link between developing this greenfield site and this objective. However, should the adjacent Swales Industrial Estate remain in employment use, there could be concerns over the potential for residential uses here to compromise their op
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: The site is large and there is space to design in an adequate buffer between residential and employment uses so that they would pose no nuisance to each other.
	1d) Provide a variety of employment land and mixed use	n/a	RAG outcome: Amber

	development sites to support a varied and robust economy?		
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes		
3d) Would development provide employment development and	n/a		

	jobs in a location where there is currently a shortage?		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver a significant number of new homes to meet
	6b) Will development contribute towards an adequate supply of	Yes	

homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		identified needs for the borough including meeting needs for affordable housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is a mix of greenfield and current industrial sheds that are in current use. The mixture of surrounding uses are transport infrastructure (A19 to the east and Metro line to the North), remnants of industrial sites to the west and south e.g. former Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Amber
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	NoYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is seperated from a recognised centre but there is a supermarket, primary school and local shops within 750m. Excellent access to bus and Metro stops. Mitiagation for open space would need to be reflected in the development proposals. Mitigation: Provision of open space on the site and access to the surrounding areaGreen RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for public transport links, both bus routes and the Metro system. There are a limited array of services available locally and it is some to the nearest town or district centre, however there may be opportunity to provide additional facilities through development. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed with resolution of appropriate access to the being crucial.</p> <p>Mitigation: Travel Plan for site will need to be produced.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	No	

	growth?		<p>Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across site and linking to other recently completed residential development in the area.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Although site is not a designated wildlife site, it is a large area of green space and does have some biodiversity value, as set out by the biodiversity officer (see comments for Swales Industrial Estate).</p> <p>Mitigation: Opportunity for small scale green space provision within the site to support biodiversity.</p> <p>RAG outcome: Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The site is designated as open space and therefore development here would in it being lost. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, which is of an acceptable standard. Mitigation: Replacement open space will be required within the
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		same area of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: Whilst this is an area of open space it is not easily accessible or visible to pedestrians; therefore it could be seen as having little impact on the landscape. However, if houses were to be developed here these would be more noticeable and would create a new feature in the landscape. The break could be conserved by ensuring development is of low density and height. There are no heritage constraints on this site. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	In part	Comments: With the size and the topography of the site, there
	If no, which type?	Surface	

		Water	is potential for the site to improve over land run off rates.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	SuDS to attenuate the flow of water from the site. Culvert to the north east with the exact location unknown. Potentially could run through the site.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Potential contamination on site. Small part of site is in current active use and remainder is green space.
	18b) Would development avoid potential increase to levels of contamination?	In part	Recommended refusal from environmental and contaminated land officers.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: Recommended refusal
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution. Residential development

	19b) Would development avoid creation of noise pollution?	n/a	<p>would not increase noise levels.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
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Site number 104, Howdon Green, Willington Quay			Potential Use 2) Employment
Total Site Area (ha): 3.54	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Redevelopment of this site for employment purposes will not have a positive impact on the provision of housing in the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Current brownfield site that offers the opportunity to improve the levels of community identity and participation in community activities with
	7b) Will the development create a quality environment in which	No	

high levels of participation in community activities.	to live and/or work?		appropriate mitigation.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is seperated from a recognised centre but there is a supermarket, primary school and local shops within 750m. Excellent access to bus and Metro stops. Mitigation for open space would need to be reflected in the development proposals.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water

	watercourse or water body?		before it exits site.
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site has been empty for some time the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Application for residential development pending completion of s106. Well served by existing bus routes and good access to Metro system. A limited range of services and facilities are available in the immediate area although it is over 2km to the nearest town or district centre. Although the site has now been cleared and is not in use at present it has been used for employment purposes in the past and transport infrastructure should be able to cope with reinstatement for such purposes. Mitigation: With site remaining in existing employment use no mitigation is required RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been empty for some time the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	No	

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is not designated as open space, it neighbours an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, however it is only of low value.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in a residential area of Howdon, which has recently seen further housing development in this area. Part of this site has been developed for residential use and the remainder has been fenced off and partially prepared for
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>development. Prior to this it was a vacant site and still retains this feel in the undeveloped area. The development of this site would improve the setting of a non-designated church to the south of the area. However, an employment scheme would feel out of place in the landscape as the residential area has grown in this area of Howdon. This development would be out of keeping with the surrounding residential grain.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>No</p> <p>Yes</p> <p>In part</p>	<p>Comments: With the topography of the site, there is potential for the site to improve over land run off rates.</p> <p>Mitigation: SuDS, and through site design to reduce the impact of any development on the residential properties to</p>

	from historic flooding incidents or an area of identified flood risk)		the south. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use. Sensitive end use required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to be sensitive to nearby residential housing.
	19b) Would development avoid creation of noise pollution?	In part	

Site number 104, Howdon Green, Willington Quay			Potential Use 1) Residential
Total Site Area (ha): 3.54	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation: Further work necessary to determine constraints on

			viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Current brownfield site that offers the opportunity to improve the levels of community identity and participation in community activities with appropriate mitigation. Residential development could reduce the fear of crime by bringing residents back to a r Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is seperated from a recognised centre but there is a supermarket, primary school and local shops within 750m. Excellent access to bus and Metro stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site has been empty for some time the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Application for residential development approved pending completion of s106 agreement. Well served by existing bus routes and good access to Metro system. A limited range of services and facilities are available in the immediate area although it is over 2km to the nearest town or district centre. If revised application submitted, given number of dwellings proposed, impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been empty for some time the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is not designated as open space, it neighbours an area that is. It is not located within the Green Belt. It is also within the 300m catchment of greenspace, however it is only of low value.</p> <p>Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located in a residential area of Howdon,</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	which has recently seen further housing development in this area. Part of this site has been developed for residential use and the remainder has been fenced off and partially prepared for development. Prior to this it was a vacant site and still retains this feel in the undeveloped area. The development of this site would improve the setting of a non-designated church to the south of the area. Development has been beneficial for the landscape where housing development has already occurred and it is envisaged the same would occur if further residential development is completed.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: With the topography of the site, there is potential for the site to improve over land run off rates.
	If no, which type?	Surface Water	

	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	Mitigation: SuDS, and through site design to reduce the impact of any development on the residential properties to the south.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No evidence of noise pollution. Residential development would not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Site number 105, Land at Telford Street, East Howdon			Potential Use 2) Open space, leisure and recreation
Total Site Area (ha): 0.36	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	n/a	Comments: No significant links to the above objective.
			Mitigation:

			RAG outcome: Not Applicable
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	n/a	Comments: This site is in an area that suffers from employment deprivation, but using this site for open space and recreation (whilst perhaps positively contributing to quality of life) will not have any significant impacts on employment levels in the area. Mitigation: n/a RAG outcome: Not Applicable
	3b) Would development help to add to the economic prosperity and potential of the local area?	n/a	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: No link.
	5b) Will site development provide for training opportunities and skills development in the local community?	n/a	
	5c) Will development provide and support high quality education facilities?	n/a	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: Not applicable
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued use of the site for open space or recreation purposes will not have a positive impact on the provision of housing in the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive
	7b) Will the development create a quality environment in which	Yes	

strong identities and high levels of participation in community activities.	to live and/or work?		environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required for general maintenance of the open space and nearby healthcare facilities but built sports facilities are within a suitable catchment.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and Metro station within 1km. Local shops and primary school are within 750m but the site is largely isolated from facilities with main roads to the north and west of the site. Provision of open space on the site could improve the enviro Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	Yes	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in existing use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes and within reasonable distance of the Metro system, although access to Percy Main station is not straightforward. Very limited range of facilities available locally and the site is over 2km from the nearest town or district centre. However continued use of the site as open space for recreation purposes will not have any significant impact upon existing transport infrastructure.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	No mitigation required RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Redevelopment as open space could serve to have a positive impact on the area's ecology. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	
	14b) Can development help to minimise waste generation?	n/a	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		accessible, existing greenspace but is of low value.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Development should provide accessible greenspace that is of a high quality.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located within a small residential area of Howdon. It is a traditional terrace layout, but the majority of houses date from the late twentieth century. Currently this site forms a break in the development pattern, but does provide a useful amenity space. Whilst this type of development may not provide an opportunity to repair the layout, it will retain the area of open space. A more positive outcome could occur if the scheme provided a more attractive frontage to Howard Road and was well maintained.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In Part	Comments: There are employment sites to the east and west. To the south is the Howdon STW. In any development on site, no more that 50% of the original discharge would be acceptable.	
	17b) Is the site free from historic recorded flood events?	Yes		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		In part	Mitigation: Development would have to demonstrate how surface water management could be incorporated to control surface water. SuDS could be used.
				RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	yes	Comments: Potentially contaminated green field site. Open space use not considered to increase contamination.	
	18b) Would development avoid potential increase to levels of contamination?	yes		
	18c) Would development avoid the loss of the best and most	yes	Mitigation: A detailed site investigation must be carried out to	

	versatile agricultural land?		<p>establish if the site is contaminated and if so determine the implication for development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Open space not considered to be sensitive to noise levels. Open space use Would not create an increase in noise pollution.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	yes	

Site number 105, Land at Telford Street, East Howdon			Potential Use 1) Residential and open space, leisure and recreation
Total Site Area (ha): 0.36	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant links to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation:
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation:
			RAG outcome:

			Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
			Mitigation: RAG outcome: Green

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments:</p> <p>Current greenfield site that has open space benefits with play facilities that are well overlooked from existing residential properties. Important that these are incorporated in the site which could create a quality environment to live with appropriate mi</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?		<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to bus stop and Metro station within 1km.
	9b) Is the site easily accessible and well served by public transport?	Yes	Local shops and primary school are within 750m but the site is largely isolated from facilities with main roads to the north and west of the site. Provision of open space on the site could improve the enviro
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	Yes	Mitigation:
	10c) Would development on this site avoid risk the quality of any	No	Suds attenuation ponds to filter surface water

	watercourse or water body?		before it exits site.
			RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes and within reasonable distance of the Metro system, although access to Percy Main station is not straightforward. Very limited range of facilities available locally and the site is over 2km from the nearest town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help

			<p>ensure reduced levels of construction waste.</p> <p>Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located in the Green Belt. It is within the catchment for accessible, existing greenspace but is of low value.</p> <p>Mitigation: Development should provide accessible greenspace that is of a high quality.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located within a small residential area of Howdon. It is a traditional terrace layout, but the majority of houses date from the late twentieth century. Currently this site forms a break in the</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>environment, maintaining and strengthening local distinctiveness and sense of place.</p>			<p>development pattern, but does provide a useful amenity space. Further residential development would provide an opportunity to repair the streetscene, especially the frontage onto Howard Road, and the open space opportunity would allow a green space in a very regimented development pattern.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>In Part</p> <p></p> <p>Yes</p> <p>In part</p>	<p>Comments: There are employment sites to the east and west. To the south is the Howdon STW. In any development on site, no more that 50% of the original discharge would be acceptable.</p> <p>Mitigation: Development would have to demonstrate how surface water management could be incorporated</p>

	from historic flooding incidents or an area of identified flood risk)		to control surface water. SuDS could be used. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	In part	Comments:

pollution.	pollution?		A noise survey would need to be submitted. No increase in noise levels from residential development.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties.
			RAG outcome: Green

Site number E029, Tyne Tunnel Trading Estate, High Flatworth		Potential Use 1) Employment (light manufacturing, office, trade)	
Total Site Area (ha): 29.00	Ward: Chirton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to a supermarket and bus services close to the trunk road network.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is well located for existing bus routes and is not too far from Percy Main station. However it is some distance to a designated town or district centre and there are only a very limited range of services available locally. Site is already in use for employment however the scale of development of available land and/or redevelopment and the number of jobs this could generate is likely to be significant and therefore the impacts upon the transport infrastructure will have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or	In part	It has been suggested that it may have biodiversity

including designated wildlife sites and protected species.	landscapes?		<p>potential that could be affected by development.</p> <p>Mitigation: Survey of land to assess its biodiversity value. Retention of some open spaces to protect value.</p> <p>RAG outcome: Amber</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not developed the net waste generation from the site is likely to increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Whilst there is a playingfield on the site it is not designated as open space in the UDP</p> <p>Mitigation: The playing field should be replaced.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is a large trading estate, which has been long established in the area. This employment area stretches further to the north, south and east, whilst the A19 is to the west. Retaining the site in its current use would have a neutral impact on the landscape as this large area would remain relatively similar. New development could provide an opportunity to create a more cohesive scheme as</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			<p>currently there are a variety of styles and designs on the site. The small areas of greenspace throughout the site also contribute to the landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?		Comments:
	If no, which type?		
	17b) Is the site free from historic recorded flood events?		Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		RAG outcome:
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>
			<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Noise survey required as residential development can be affected by noise pollution. Both residential and open space, leisure and recreation not considered to increase noise pollution.</p>
	19b) Would development avoid creation of noise pollution?	Yes	

			RAG outcome: Green
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Site number E027, West Chirton Industrial Estate Middle, Norham Road, North Shields			Potential Use 1) Employment (light manufacturing, office, trade)
Total Site Area (ha): 12.00	Ward: Collingwood		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation. Mitigation: n/a
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Green
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to a supermarket and bus services on the trunk road network.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	No	Mitigation: Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Green
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need	12a) Is the site easily accessible and well served by public	Yes	Comments:

to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	transport, walking and cycle routes?		Site is well located for existing bus routes but is some way from the Metro system. It is also quite a distance to a designated town or district centre and there are only a very limited range of services available locally. Site is already in use for employment. There is a limited amount of vacant land available but the scale of development of available land and/or redevelopment and the number of jobs this could generate could be significant and therefore the impacts upon the transport infrastructure will have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not developed the net waste generation from the site is likely to increase.
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace. Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available throughout the site.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is a medium sized trading estate, which has been long established in the area. This employment area stretches further to the north, south and west, whilst a residential area is to the east. Retaining the site in its current use would have a neutral impact on the landscape as the area would remain relatively similar. New development could provide
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			<p>an opportunity to create a more cohesive scheme as currently there are a variety of styles and designs on the site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?		Comments:
	If no, which type?		
	17b) Is the site free from historic recorded flood events?		Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		RAG outcome:
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>
			<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however in this instance not considered to be significant due to industrial est</p>
	19b) Would development avoid creation of noise pollution?	In part	

			insulation.
			RAG outcome: Green

Site number E050, Esso, Howdon Road, East Howdon		Potential Use 1) Employment (advanced engineering, port & river related, distribution)	
Total Site Area (ha): 19.00	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: This development would support employment and the economy in the Borough and in this particular area, which does suffer from employment deprivation. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	n/a	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the
	7b) Will the development create a quality environment in which to	Yes	

high levels of participation in community activities.	live and/or work?		area. Mitigation would help support community participation in the area.
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	In part	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities but it does have close access to the Metro Station and bus services on the trunk road network. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Development of remainder of site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	
	12b) Is there a range of services and facilities within a reasonable	In part	

best use of existing transport infrastructure.	distance?		designated town or district centre and there are only a very limited range of services available locally. Site is currently vacant and this has the potential to be a significant employment site. Therefore the scale of development and the number of jobs this could generate is likely to be substantial and the impacts upon the transport infrastructure will have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is within a wildlife corridor. It has been suggested that it may have biodiversity potential that could be affected by development.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

protected species.			<p>Mitigation: Survey of land to assess its biodiversity value. Retention of some open spaces to protect value.</p> <p>RAG outcome: Amber</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not developed the net waste generation from the site is likely to increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	Yes	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The site is not designated open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is currently a vacant brownfield site, which slopes down to the River Tyne. To the north of the site is the residential area of Percy Main, west sewerage works and east the ferry terminal and Royal Quays shopping centre. Much of the site is screened from view by mature trees and hedging. The proposed uses would sit comfortably between the different employment sites to the east and west. The residential area is separated from the site by Howdon Road.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?		Comments:
	17b) Is the site free from historic recorded flood events?		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		
			Mitigation:
			RAG outcome:
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential

			<p>development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, unlikely in this instance due to surrounding industrial uses.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number E003 and E004, Weetslade, Sandy Lane, Weetslade		Potential Use 1) Employment (distribution, waste management facilities)	
Total Site Area (ha): 32.00	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
			RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	No	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to bus services on the trunk road network.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Amber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	RAG outcome: Green
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Development of remainder of site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	No	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes but remote from the Metro system. There are no facilities or services available locally and the site is over 2km from the nearest town or district centre. Site is currently vacant and this could be a large scale,
	12b) Is there a range of services and facilities within a reasonable distance?	No	

			significant employment development. Therefore the scale of development and the number of jobs this would generate will be substantial and the impacts upon the transport infrastructure will have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Parts of this site are designated for its biodiversity value and its linkages to other important sites. This site, and other sites could be harmed through development.</p> <p>Mitigation:</p> <p>Retention of most sensitive areas of site and wildlife corridors through site.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	

			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As parts of the site are not developed the net waste generation from the site is likely to increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible open space, which is of an
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		acceptable standard.
			Mitigation:
	15c) Would the site afford sufficient access to existing green space?	Yes	n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west of the borough. Located to the north and west of the site is the Green Belt. Also to the north is the Weetslade Country Park, a key natural feature in the landscape. To the south of the site is a small, established industrial estate. The area has a rural feel to it. Further employment of this nature could be appropriate and would continue this existing industrial area. Views to Weetslade Country Park should be protected as should the heritage assets on the site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?		Comments:
	17b) Is the site free from historic recorded flood events?		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		RAG outcome:
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Mixture of brownfield and greenfield land. Will help to bring contaminated land back into use. Mitigation required to avoid increase in levels of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will

			<p>be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, in this instance not considered to be significant due to surrounding a</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number E013, Proctor and Gamble, Whitley Road, Benton			Potential Use 1) Employment (light manufacturing, Research and development, office)
Total Site Area (ha): 9.00	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Continued development of site for employment uses will make no contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community participation, such as access to existing open space and improve the maintenance and improvement of facilities for play and schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is largely isolated from facilities and the Metro service but it does have close access to bus services close on the trunk road network. Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Green
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in existing use.

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.	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Well located for existing bus routes and is within reasonable distance of the Metro system. There are a limited range of services available locally but the nearest district centre is not too far away. This area of the site is currently vacant and it is likely that the scale of development and the number of jobs generated could be significant. Therefore the impacts upon the transport infrastructure will have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	No	Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a

	growth?		Transport Assessment with specific schemes to tackle identified issues proposed. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in existing use. Mitigation: RAG outcome: Not Applicable
	14b) Can development help to minimise waste generation?	n/a	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst the site may be greenfield, it is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments:</p> <p>The site comprises of business premises to the east and non-designated open space to the west. The current development appears as a continuation of the existing industrial development to the east. Further development on the site would alter the local landscape. Currently, there is an open field to the south of the site which together with the greenspace on the site gives quite a natural landscape.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?		Comments:
	17b) Is the site free from historic recorded flood events?		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		
			Mitigation:
			RAG outcome:
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Mixture of brownfield and greenfield land with some parts in beneficial use. Mitigation needed to avoid any increase in contamination levels. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			<p>development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed. In this instance light manufacturing/ office is considered acceptable as it is</p> <p>Mitigation: Design and layout techniques.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 111, , East Benton Farm		Potential Use 1) Residential	
Total Site Area (ha): 8.67	Ward: Northumberland		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Small scale employment use currently on site that would be lost but housing development would support the local economy. On balance, an "in part" answer is considered appropriate. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry, however loss of small-scale employment.

			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: A well-located site in terms of allowing new residents to reach employment opportunities. The site is not within an area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Development to be part of wider strategic site that could deliver a large number of new homes in the Station Rd area.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:

			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a current greenfield and on the edge of the existing residential area and could have strong connections to the existing community but with the appropriate mitigation it could deliver high levels of participation in community activities.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to a supermarket and other facilities but not a recognised centre. Within 1 km of a Metro Statin but bus stops are within 500m and close to a trunk road.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well served by bus routes but is fairly remote from the Metro system. Although there are small number of existing services within easy reach this development, as part of a wider strategic development at Station Rd, would require additional facilities including consideration of new or improved public transport services and provision of walking and cycling links. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement

			<p>schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Site is not a protected wildlife site nor is it immediately near one. However it does have some biodiversity value, as set out by the biodiversity officer and its loss could represent a fragmentation of habitat and ecological landscape.</p> <p>Mitigation: There could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.</p> <p>RAG outcome: Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an appropriate standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: To the east of the site is a mid twentieth century, residential area of Wallsend; which also continues further to the south. Green space surrounds the rest of the site. To the north is a Grade II listed farm and non-designated cottages, which the site forms part of the setting of. From the A191 (to the north of the site) the landscape appears to be fairly undeveloped, with just the farm visible. Residential development could be acceptable on the southern section of the site as will reduce the impact on the assets and views. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?		<p>The area of the site that are could have surface water flooding issues, as set out in the EA maps. This shows areas of the site that in FZ 1 and FZ 2 to the south of the site. Development would need to manage surface water flows.</p> <p>Mitigation:</p> <p>The issues could be mitigated through the use of SuDS and through site design</p> <p>RAG outcome: Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use. However greenfield site so mitigation required to avoid increase in contamination levels.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: No significant risk of noise pollution. Residential developments not considered to create noise pollution.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 111, East Benton Farm		Potential 2) Employment	
Total Site Area (ha): 8.67		Ward: Northumberland	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a greenfield site adjacent to residential areas to the west Mitigation: Ensure sufficient community participation, such as access to existing open space and improve the
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local	In part	

community activities.	people in community activities?		maintenance and improvement of facilities for play and schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to a supermarket and other facilities but not a recognised centre. Within 1 km of a Metro Station but bus stops are within 500m and close to a trunk road.
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments:
	11b) Could development help to minimise emissions of greenhouse gases?	No	Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is currently undeveloped, the net impact on

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>In part</p>	<p>Comments: Site is well served by bus routes but is fairly remote from the Metro system. Although there are small number of existing services within easy reach this development, as part of a wider strategic development at Station Rd, would require additional facilities including consideration of new or improved public transport services and provision</p>

			of walking and cycling links. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it immediately near one. However it does have some biodiversity value, as set out by the biodiversity officer and its loss could represent a fragmentation of habitat and ecological landscape.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	

			<p>Mitigation:</p> <p>Retention of the most sensitive sites. Opportunity to incorporate wildlife corridors into development.</p>
			<p>RAG outcome:</p> <p>Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	No	
			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible open space, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: To the east of the site is a mid twentieth century, residential area of Wallsend; which also continues further to the south. Green space surrounds the rest of the site. To the north is a Grade II listed farm and non-designated cottages, which the site forms part of the setting of. From the A191 (to the north of the site) the landscape appears to be fairly undeveloped, with just the farm visible. It is considered that employment development on this site would be out of keeping with the surrounding</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			open space and residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The area of the site that are could have surface water flooding issues, as set out in the EA maps. This shows areas of the site that in FZ 1 and FZ 2 to the south of the site. Development would need to manage surface water flows.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: The issues could be mitigated through the use of SuDS and through site design
			RAG outcome: Amber
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	Info not available	Comments: Info not available

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Info not available	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Info not available	Mitigation: Info not available RAG outcome: Info not available
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Info not available	Comments: Info not available
	19b) Would development avoid creation of noise pollution?	Info not available	Mitigation: Info not available RAG outcome: Info not available

Site number: 22 to 26, Killingworth Moor Strategic Site		Potential Use 1) Residential	
Total Site Area (ha): 190		Ward: Killingworth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area, which in part currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs. Mitigation:

			Effective use of planning policies to ensure adequate supporting infrastructure and facilities.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part.	<p>Comments:</p> <p>The large scale nature of this scheme means that it could create a entirely new community that could bring benefits to the surrounding areas. A new community could create a strong identity to the area with high levels of participation in community activities.</p> <p>It is unknown if the development could increase or lower crime and fear of crime.</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>Ensure well-designed places that people can be proud to live in and feel safe in.</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Amber
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m in some parts of the site.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for or development of healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Killingworth town centre, which offers a variety of facilities and services, is to the west of the site. Those parts of the site to the west will be within
	9b) Is the site easily accessible and well served by public	In part	

facilities and services they require in meeting their needs.	transport?		<p>easy reach of the town whereas those in the easternmost parts will be less so.</p> <p>The site is not well served by Metro. Bus routes are currently widely available on the edges of the site.</p>
			<p>Mitigation:</p> <p>The development may need to consider the provision of some local facilities.</p> <p>Due to the size of the site improvements to the Metro and bus service should be considered also.</p>
			<p>RAG outcome:</p> <p>Amber</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	<p>Mitigation:</p> <p>SuDS attenuation ponds to filter surface water before it exits site.</p>

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	In part	<p>Comments:</p> <p>Parts of the site would be some distance from existing bus routes and the site is remote from the Metro system. Although there are small number of existing services within reach these are limited and the strategic nature of this development and adjacent ones would require additional facilities including consideration of new or improved public transport services. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Due to the currently undeveloped nature of the site, walking and cycle routes do not exist at present, although provision is good in the wider area.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be</p>

	growth?		<p>produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.</p>
			<p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Whilst in the main, not a designated site itself, it does have some sensitivities and is adjacent to a SLCI. And, as a large site, its redevelopment would see the loss of a large area of green space in the</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

protected species.			Borough that could serve to fragment habitats.
			Mitigation: Retention of the most sensitive sites. Opportunity to incorporate wildlife corridors into development.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome:

			Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>Whilst the site is adjacent to open space, the site is not designated as such. It is not located within the Green Belt. The site is within the 300m catchment for accessible open space, which is of an acceptable standard.</p> <p>The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	<p>Mitigation:</p> <p>High quality, accessible open space should be included as part of the development.</p>
			<p>RAG outcome:</p> <p>Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Much of the site is currently in agricultural use and traditional farm buildings and layout can be found on the site. Surrounding the site is residential uses.</p>
	16b) Would the development avoid having a significant impact on	In part	

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>the Borough's landscape character?</p>	<p>To the north is Green Belt. West Backworth scheduled ancient monument is found over the A19 to the east; it is not considered that development could have a negative impact on the monument. The site forms part of an open aspect which continues along the A19 from the Silverlink to Nortmhumberland. The edge of the site are considered to be the most significant in preserving this aspect.</p> <p>A range of heritage assets of varying significance and potential archaeological assets can be found within the boundary and its vicinity. Studies have been carried out that assess the potential impact on these assets that development at this site could have, and recommended mitigation or further enhancement opportunities</p> <p>A bespoke residential scheme could be appropriate providing it responds appropriately to the constraints on the site.</p>
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			Mitigation: Considerate design solution should be adopted.
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site has identified areas of flood risk although limited history of flooding on site. An area of the site is identified as vulnerable to surface water flooding and also lies within EA Flood Zone 2 and 3. Some of this area can be avoided through site design, but the access would need to go through FZ 3b land. Exception test would be required for the access. Forest Hall Letch is subject to flooding issues upstream, particularly around culverted areas. As the site is currently greenfield, development should meet or exceed the surface water conditions prior to development.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	In part	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation: FZs can be avoided by site design. Greenfield site offers opportunities for SuDs especially a scheme combined with adjacent sites to ensure a reduce in surface water run off rates.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Potential increase level of contamination would be mitigated against.</p> <p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results</p>

			from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
			Mitigation: A noise survey would need to be submitted. Impact from road traffic can be mitigated through good design.
			RAG outcome: Green

Site number: 22 to 26, Killingworth Moor Strategic Site		Potential 2) Employment	
Total Site Area (ha): 190	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would help to improve employment and the economy in the Borough and in this particular area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism. Mitigation: n/a RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of the whole site for employment uses is unlikely to create a community. However, it would not necessarily work to harm those existing in the wider area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

participation in community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: n/a
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Parts of the site are beyond the suitable catchment of 300m to accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Killingworth town centre, which offers a variety of facilities and services, is to the west of the site. Those parts of the site to the west will be within
	9b) Is the site easily accessible and well served by public	In part	

facilities and services they require in meeting their needs.	transport?		<p>easy reach of the town whereas those in the easternmost parts will be less so. Employment uses however would create less demand on nearby facilities than residential uses.</p> <p>The site is not well served by Metro. Bus routes are currently widely available on the edges of the site.</p>
			<p>Mitigation:</p> <p>The development may need to consider the provision of some local facilities.</p> <p>Due to the size of the site improvements to the Metro and bus service should be considered also.</p>
			<p>RAG outcome:</p> <p>Amber</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation:</p>

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	In part	<p>Comments:</p> <p>Parts of the site would be some distance from existing bus routes and the site is remote from the Metro system. Although there are small number of existing services within reach these are limited and the strategic nature of this development and adjacent ones would require additional facilities including consideration of new or improved public transport services. Given the size of the site, proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Due to the currently undeveloped nature of the site, walking and cycle routes do not exist at present, although provision is good in the wider area.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus</p>

	growth?		<p>services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.</p>
			<p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Whilst in the main, not a designated site itself, it does have some sensitivities and is adjacent to a SLCI. And, as a large site, its redevelopment would</p>
	13b) Would development avoid fragmentation of habitats and/or	In part	

wildlife sites and protected species.	landscapes?		see the loss of a large area of green space in the Borough that could serve to fragment habitats.
			Mitigation: Retention of the most sensitive sites. Opportunity to incorporate wildlife corridors into development.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome:

			Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is adjacent to open space, the site is not designated as such. It is not located within the Green Belt. Parts of the site are outside the 300m catchment for accessible greenspace.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible open space should be included as part of the development.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Much of the site is currently in agricultural use and traditional farm buildings and layout can be found on the site. Surrounding the site is residential uses.

<p>cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>In part</p>	<p>To the north is Green Belt. West Backworth scheduled ancient monument is found over the A19 to the east; it is not considered that development could have a negative impact on the monument. The site forms part of an open aspect which continues along the A19 from the Silverlink to Northumberland. The edge of the site are considered to be the most significant in preserving this aspect.</p> <p>A range of heritage assets of varying significance and potential archaeological assets can be found within the boundary and its vicinity. Studies have been carried out that assess the potential impact on these assets that development at this site could have, and recommended mitigation or further enhancement opportunities</p> <p>A bespoke development scheme could be appropriate providing it responds appropriately to the constraints on the site.</p>
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			Mitigation: Considerate design solution should be adopted.
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site has identified areas of flood risk although limited history of flooding on site. An area of the site is identified as vulnerable to surface water flooding and also lies within EA Flood Zone 2 and 3. Some of this area can be avoided through site design, but the access would need to go through FZ 3b land. Exception test would be required for the access. Forest Hall Letch is subject to flooding issues upstream, particularly around culverted areas. As the site is currently greenfield, development should meet or exceed the surface water conditions prior to development.
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	In part	
			Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	FZs can be avoided by site design. Greenfield site offers opportunities for SuDs especially a scheme combined with adjacent sites to ensure a reduce in surface water run off rates.
			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation need to avoid any increase to levels of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider the surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 112, Killingworth Moor			Potential Use 1) Residential
Total Site Area (ha): 81.02	Ward: Killingworth		NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre- Submission Draft 2015.
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas	n/a	Mitigation: n/a

contribute to a greater and sustainable prosperity.	that are easily accessible by sustainable transport?		RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and	n/a	RAG outcome: Green

	jobs in a location where there is currently a shortage?		
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution
	6b) Will development contribute towards an adequate supply of	Yes	

homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		<p>towards the overall housing need of the borough. Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.</p> <p>Mitigation: Effective use of planning policies to ensure adequate supporting infrastructure and facilities.</p> <p>RAG outcome: Green</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments: The large scale nature of this scheme means that it could create a entirely new community that could bring benefits to the surrounding community to create a strong identity to the area with high levels of participation in community activities with appropri</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome: Amber
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Good access to a bus service. The site is not within easy access to local facilities but there is the potential for mitigation that could provide a range of cumminty facilities to meet the new residents needs.
	9b) Is the site easily accessible and well served by public transport?	Yes	

their needs.			<p>Mitigation: This large site is not accessible to local facilities and therefore additional facilities should be developed to meet the communities needs. Due to the size of the site improvements to the Metro and bus service could be mitigated.Green</p> <p>RAG outcome: Green</p>
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	<p>Comments: Surface water to be captured and controlled within site</p>
	10b) Is the site free from any known drainage constraints?	In Part	<p>Mitigation: Suds attenuation ponds to filter surface water before it exits site.</p>
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>RAG outcome: Amber</p>
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an</p>

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.	11b) Could development help to minimise emissions of greenhouse gases?	No	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site has good access to existing bus routes and is also close to the Metro system, although access is not straightforward. Although there are small
	12b) Is there a range of services and facilities within a reasonable	In part	

best use of existing transport infrastructure.	distance?		number of existing services within easy reach the strategic nature of this development would require additional facilities, new or improved public transport services including the potential for provision of a new Metro station. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Red

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Whilst not a designated site itself, it does have some sensitivities and is adjacent to a SLCI. And, as a large site, its redevelopment would see the loss of a large area of green space in the Borough that could serve to fragment habitats.</p> <p>Mitigation:</p> <p>Retention of the most sensitive sites. Opportunity to incorporate wildlife corridors into development.</p> <p>RAG outcome:</p> <p>Red</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	No	

			Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	Mitigation: High quality, accessible open space should be included as part of the development.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is a large area of greenspace located between the areas of Palmersville to the south, and Killingworth to the north and east. Open space is to the east of the site. The majority of the surrounding development dates from the middle of the
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>twentieth century, apart from Killingworth Village which can be dated back to medieval times. Located on the site are non-designated assets. The site surrounds WII bunkers which are of built and archeological interest as well as being in the setting of a conservation area and listed farmhouse. The most important feature of the landscape is the edge, which provides a break between the different settlements. Residential development could be appropriate here as it would be continuous with the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p>	<p>No</p> <p>Mix of Sources</p> <p>No</p>	<p>Comments: The southern boundary of the site is identified as vulnerable to surface water flooding and also lies within EA Flood Zone 2 and 3. Some of this area can</p>

			<p>be avoided through site design, but the access would need to go through FZ 3b land. Exception test would be required for the access. Forest Hall Letch is subject to flooding issues upstream, particularly around culverted areas. As the site is currently greenfield, development should meet or exceed the surface water conditions prior to development.</p> <p>Mitigation:</p>
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	<p>FZs can be avoided by site design. Greenfield site offers opportunities for SuDs especially a scheme combined with adjacent sites to ensure a reduce in surface water run off rates.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Potential increase level of contamination would be mitigated against.</p> <p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most	Yes	<p>A detailed site investigation must be carried out to</p>

	versatile agricultural land?		<p>establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>
			<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Potential noise from road traffic. Residential development is considered to be a land use that couldn't create sufficient noise to be pollution.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation: Impact from road traffic can be mitigated through good design.</p>
			<p>RAG outcome: Green</p>

Site number 112, Killingworth Moor			Potential 2) Employment
Total Site Area (ha): 81.02	Ward: Killingworth		NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		The large scale nature of this scheme means that it could create a entirely new community that could bring benefits to the surrounding community to create a strong identity to the area with high levels of participation in community activities with appropri
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Large site that has access to Great Lime Road but potential improvements to public transport provision would be needed to serve such a large site. The site is of a size that it could include a small amount of community facilities to meet the needs of the
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: This large site is not easily accessible to local facilities and therefore additional facilities should be developed to help meet the communities needs.Green
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	Yes	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site has good access to existing bus routes and is also close to the Metro system, although access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities, new or improved public transport services including the potential for provision of a new Metro station. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.</p> <p>Mitigation: Explore options to provide additional/re-routed bus services and for provision of an additional Metro</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	No	

	growth?		<p>station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Whilst not a designated site itself, it does have some sensitivities and is adjacent to a SLCI. And, as a large site, its redevelopment would see the loss of a large area of green space in the Borough that could serve to fragment habitats.</p> <p>Mitigation: Retention of the most sensitive sites. Opportunity to incorporate wildlife corridors into development.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is largely greenfield the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace.
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		Mitigation:
	15c) Would the site afford sufficient access to existing green space?	No	High quality, accessible open space should be included as part of the development. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is a large area of greenspace located between the areas of Palmersville to the south, and Killingworth to the north and east. Open space is to the east of the site. The majority of the surrounding development dates from the middle of the twentieth century, apart from Killingworth Village which can be dated back to medieval times. Located on the site are non-designated assets. The site surrounds WWII bunkers which are of built and archeological interest as well as being in the setting of a conservation area and listed farmhouse. The most important feature of the landscape is the edge, which provides a break between the different settlements. Whilst employment development
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			<p>could be located on the site, it would not be consistent with the surrounding residential grain or suitable in respect to the heritage constraints.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The southern boundary of the site is identified as vulnerable to surface water flooding and also lies within EA Flood Zone 2 and 3. Forest Hall Letch is subject to flooding issues upstream, particularly around culverted areas. As the site is currently greenfield, development should meet or exceed the surface water conditions prior to development.</p> <p>Mitigation: FZs can be avoided by site design. Greenfield site offers opportunities for SuDs especially a scheme combined with adjacent sites to ensure a reduce in</p>
	If no, which type?	Mix of Sources	
	17b) Is the site free from historic recorded flood events?	No	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In part	

			surface water run off rates.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation required to avoid increase in levels of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 113, High Farm (Oliver)			Potential Use 1) Residential
Total Site Area (ha): 1.11	Ward: Killingworth		NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	

<p>2. To increase the diversity and quality of jobs.</p>	<p>2a) Will development provide and/or support a range of employment opportunities over the plan period?</p>	<p>Yes</p>	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
<p>3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.</p>	<p>3a) Is the site located within one of the more deprived areas of the borough?</p>	<p>Yes</p>	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.</p>
	<p>3b) Would development help to add to the economic prosperity and potential of the local area?</p>	<p>Yes</p>	
	<p>3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?</p>	<p>Yes</p>	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	<p>3d) Would development provide employment development and jobs in a location where there is currently a shortage?</p>	<p>n/a</p>	

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver
	6b) Will development contribute towards an adequate supply of	Yes	new homes to meet identified needs for the borough including meeting needs for affordable

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a current greenfield and on the edge of the existing residential area so does not have strong connections to the existing community but with the appropriate mitigation it could deliver high levels of participation in community activities. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Amber
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to Killingworth Town Centre that offers a variety of facilities and services that would meet the needs of those new to the development. The site is not well served by Metro but it does have have bus stops within 500m and is very close to
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments: Surface water to be captured and controlled within site</p> <p>Mitigation: Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome: Amber</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but remains remote from the Metro system. However there is excellent access to the trunk road network. Good access to local facilities and services at Killingworth town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly with regard to access.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		<p>regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: This site is not designated for its wildlife value. Parts of this site are recognised for their biodiversity value and it is considered to link to other important sites. This site, and other sites could be harmed through development.</p> <p>Mitigation: Retention of most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome: Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	No	of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is adjacent to designated open space, the site is not. It is not located in the Green Belt. The site is within the 300m catchment for accessible greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	n/a

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is associated with a modern working farm.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	It is located to the north and east of Killingworth township and south of the Green Belt. There is another farm to the east of the site. With an open setting, the landscape surrounding the site has more of a rural feel to it. The field boundary pattern is considered to be of historic interest. An extension to the western residential area could be appropriate providing it responds appropriately to the surrounding area.
			Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments:
	If no, which type?		Identified area of flood risk although limited history

	17b) Is the site free from historic recorded flood events?	Yes	of flooding on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to the surrounding road network and the distance to nearest watercourses.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation:</p> <p>Greenfield sites offer opportunities for SuDS to attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites.</p> <p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Potential increase level of contamination would be mitigated against.</p> <p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>RAG outcome:</p> <p>Green</p>
19. To reduce noise	19a) Would development be free from potential risk of noise	Yes	Comments:

pollution.	pollution?		No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Site number 113, High Farm (Oliver)			Potential 2) Employment
Total Site Area (ha): 1.11	Ward: Killingworth	<p>NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.</p>	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would help to improve employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		The site is a current greenfield and on the edge of the existing residential area
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is close to Killingworth Town Centre that offers a variety of facilities and services that would meet the needs of those new to the development. The site is not well served by Metro but it does have bus stops within 500m and is very close to Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	remains remote from the Metro system. However there is excellent access to the trunk road network. Good access to local facilities and services at Killingworth town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage particularly with regard to access.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process with particular emphasis on satisfactory resolution of access.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>This site is not designated for its wildlife value. Parts</p>

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	of this site are recognised for their biodiversity value and it is considered to link to other important sites. This site, and other sites could be harmed through development.
			Mitigation: Retention of most sensitive areas of site and wildlife corridors through site.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design
	14b) Can development help to minimise waste generation?	No	

			to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is adjacent to designated open space, the site is not. It is not located in the Green Belt. The site is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is associated with a modern working farm. It is located to the north and east of Killingworth township and south of the Green Belt. There is another farm to the east of the site. With an open setting, the landscape surrounding the site has more of a rural feel to it. The field boundary pattern
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			<p>is considered to be of historic interest. Carefully screened employment use could be appropriate on the site, but it may appear inconsistent in close proximity to the adjacent residential area.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>Identified area of flood risk although limited history of flooding on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to the surrounding road network and the distance to nearest watercourses.</p> <p>Mitigation:</p> <p>Greenfield sites offer opportunities for SuDS to attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation required to avoid increase in contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise	19a) Would development be free from potential risk of noise	n/a	Comments:

pollution.	pollution?		Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to be sensitive to surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 114, High Farm North			Potential Use 1) Residential
Total Site Area (ha): 24.62	Ward: Killingworth		NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Parts of this site are currently a working farm/farm shop. However, this is a relatively small scale employment site. The economic benefits of residential development are recognised and on the whole, a neutral impact is envisaged.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: n/a RAG outcome:

	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	Amber
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: Loss of jobs due to loss of existing employment site. However, residential development will support jobs in construction and related industries.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Loss of jobs due to loss of existing employment site.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	However, residential development will support jobs in construction and related industries and also bring new residents to improve prosperity of area.
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	In part	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation:
			RAG outcome:
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough. Site that could deliver a large number of new homes
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

to meet their needs, including affordable homes.			<p>including a good proportion of affordable homes to meet identified needs.</p> <p>Mitigation: Effective use of planning policies to ensure adequate supporting infrastructure and facilities.</p> <p>RAG outcome: Green</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments: The site is a greenfield site adjacent to the A19 to the east and residential to the west. The size of the site and integration with the existing residential areas plus the community facilities planned with the development could create a harmonious commu</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering	n/a	

	from high crime and/or poor living environments?		
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments:</p> <p>Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation:</p> <p>Ensure contributions for healthcare facilities and establishment of usable green space.</p> <p>RAG outcome:</p> <p>Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is within 750m-1km of Killingworth and there are local shops within 500m of the site.</p> <p>Consolidating areas of existing facilities would be preferable to the creation of new facilities given the close proximity to existing town centre. Good access</p> <p>Mitigation:</p> <p>The site is within 750m-1km of Killingworth centre, dentist and a GP surgeries. The size of the</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

			development could include some small scale local facilities, but it would be preferable to encourage facilities within the existing town centre or expansion oAmber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction
	11b) Could development help to minimise emissions of	No	

<p>the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes? 12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes In part</p>	<p>Comments: Parts of the site are some distance from existing bus routes and the site is remote from the Metro system. Although there are small number of existing services within reach these are limited and the strategic nature of this development and adjacent</p>

			<p>ones would require additional facilities including consideration of new or improved public transport services. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>This site is not designated for its wildlife value. Parts of this site are recognised for their biodiversity value and it is considered to link to other important</p>
	13b) Would development avoid fragmentation of habitats and/or	In part	

wildlife sites and protected species.	landscapes?		sites. This site, and other sites could be harmed through development.
			Mitigation: Retention of most sensitive areas of site and wildlife corridors through site.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is adjacent to open space, the site is not designated as such. It is not located within the Green Belt. The site is within the 300m catchment for accessible open space, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is currently in agricultural use and traditional farm buildings and layout can be found on the site. To the west of the site is a residential area of Killinworth, whilst to the east is a scheduled monument. It is considered that development could have a negative impact on the monument. The site forms part of an open aspect which continues along
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			<p>the A19 from the Silverlink to Northumberland. The edge of the site are continued to be the most significant in preserving this aspect. The farm buildings and their setting will need to be taken into consideration and incorporated as part of the scheme. A residential development could be appropriate, in some respects, on this site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Identified area of flood risk although limited history of flooding on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to the surrounding road network and the distance to nearest watercourses.</p> <p>Mitigation: Greenfield sites offer opportunities for SuDS to</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	

	from historic flooding incidents or an area of identified flood risk)		attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase level of contamination would be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
			Mitigation: A noise survey would need to be submitted
			RAG outcome: Green

Site number 114, High Farm North			Potential 2) Employment
Total Site Area (ha): 24.62	Ward: Killingworth		NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would help to improve employment and the economy in the Borough and in this particular area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		The site is a greenfield site adjacent to the A19 to the east and residential to the west.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is within 750m-1km of Killingworth and there are local shops within 500m of the site.</p> <p>Consolidating areas of existing facilities would be preferable to the creation of new facilities given the close proximity to existing town centre. Good access</p> <p>Mitigation:</p> <p>Provision of open space on site with access to the surrounding area. Improvements to access of a Metro Station would also create a more sustainable scheme. Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Parts of the site are some distance from existing bus routes and the site is remote from the Metro system. Although there are small number of existing services within reach these are limited and the strategic nature of this development and adjacent ones would require additional facilities including consideration of new or improved public transport services. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate

			<p>routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: This site is not designated for its wildlife value. Parts of this site are recognised for their biodiversity value and it is considered to link to other important sites. This site, and other sites could be harmed through development.</p> <p>Mitigation: Retention of most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome: Amber</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	No	

recycling and composting.			<p>generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is adjacent to open space, the site is not designated as such. It is not located within the Green Belt. The site is within the 300m catchment for accessible open space, which is of an acceptable standard.</p> <p>Mitigation: n/a</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	<p>RAG outcome: Green</p>

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is currently in agricultural use and traditional farm buildings and layout can be found on the site. To the west of the site is a residential area of Killinworth, whilst to the east is a scheduled monument. It is considered that development could have a negative impact on the monument. The site forms part of an open aspect which continues along the A19 from the Silverlink to Northumberland. The edge of the site are continued to be the most significant in preserving this aspect. The farm buildings and their setting will need to be taken into consideration and incorporated as part of the scheme. A small employment area could be appropriate, in some respects, on this site.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Identified area of flood risk although limited history of flooding on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to the surrounding road network and the distance to nearest watercourses.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Greenfield sites offer opportunities for SuDS to attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider the surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 115, High Farm South			Potential Use 1) Residential
Total Site Area (ha): 16.21	Ward: Killingworth		NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p> <p>Mitigation:</p> <p>RAG outcome: Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.</p> <p>Mitigation:</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>n/a</p> <p>RAG outcome:</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	<p>Green</p>
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p>

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough. Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

homes.			<p>Mitigation:</p> <p>Effective use of planning policies to ensure adequate supporting infrastructure and facilities.</p> <p>RAG outcome:</p> <p>Green</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments:</p> <p>The site is a greenfield site adjacent to the A19 to the east and residential to the west. The size of the site and integration with the existing residential areas plus the community facilities planned with the development could create a harmonious commu</p> <p>Mitigation:</p> <p>Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome:</p> <p>Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	YesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is within 750m-1km of Killingworth and there are local shops within 500m of the site. Consolidating areas of existing facilities would be preferable to the creation of new facilities given the close proximity to existing town centre. Good access Mitigation: The site is within 750m-1km of Killingworth centre, dentist and a GP surgeries. The size of the development could include some small scale local facilities, but it would be preferable to encourage facilities within the existing town centre or
	9b) Is the site easily accessible and well served by public transport?	Yes	

			expansion oAmber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	

<p>good local air quality through more efficient use of resources.</p>			<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes? 12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes In part</p>	<p>Comments: Site is well served by bus routes but is remote from the Metro system. Although there are small number of existing services within reach these are limited and the strategic nature of this development and adjacent ones would potentially require additional facilities including consideration of new or improved public transport services. Given number of dwellings proposed impacts of potential development on</p>

			existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and facilities required.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Parts of this site are recognised for their biodiversity value and it is adjacent to a SCLI. This site, and other sites could be harmed through development.</p> <p>Mitigation:</p> <p>Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	

			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is a greenfield site that is adjacent to open space, the site is not formally designated. It is not located within the Green Belt. The site is within
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		the 300m catchment for accessible open space, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is currently a green field to the east of an established residential area in Killingworth. The site forms part of an open aspect which continues along the A19 from the Silverlink to Northumberland. The edge of the site are continued to be the most significant in preserving this aspect. The setting of traditional farm buildings to the north of the site should also be taken into consideration. The site can also be considered to be in the setting of a scheduled monument, which development could have a negative impact on. In this location, residential development could be coherent with the surrounding development.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments: Identified area of flood risk although limited history of flooding on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to the surrounding road network and the distance to nearest watercourses.</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation: Greenfield sites offer opportunities for SuDS to attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use.</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase level of contamination would be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>Potential noise pollution from road traffic.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Residential is considered to be a land use that couldn't create sufficient noise to be pollution.</p> <p>Mitigation:</p> <p>A noise survey would need to be submitted</p>

			RAG outcome: Green
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Site number 115, High Farm South			Potential 2) Employment
Total Site Area (ha): 16.21	Ward: Killingworth		<p>NOTE: This site is part of the Killingworth Moor Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.</p>
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	Green

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	of crime and anti-social behaviour?		The site is a greenfield site adjacent to the A19 to the east and residential to the west
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>The site is within 750m-1km of Killingworth and there are local shops within 750m of the site. Consolidating areas of existing facilities would be preferable to the creation of new facilities given the close proximity to existing town centre. Good access</p> <p>Mitigation:</p> <p>Provision of open space on site with access to the surrounding area. Improvements to access of a Metro Station would also create a more sustainable scheme. Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use.</p> <p>Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well served by bus routes but is remote from the Metro system. Although there are small number of existing services within reach these are limited and the strategic nature of this development and adjacent ones would potentially require additional facilities including consideration of new or improved public transport services. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with specific schemes to tackle identified issues proposed. Ensure appropriate routes for pedestrian and cycle access across development. Assessment of need for additional services and

			facilities required.
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Parts of this site are recognised for their biodiversity value and it is adjacent to a SCLI. This site, and other sites could be harmed through development.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	Mitigation: Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction waste.

			<p>Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is adjacent to open space, the site is not designated as such. It is not located within the Green Belt. The site is within the 300m catchment for accessible open space, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is currently a green field to the east of an established residential area in Killingworth. The site</p>
	16b) Would the development avoid having a significant impact	No	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	on the Borough's landscape character?		forms part of an open aspect which continues along the A19 from the Silverlink to Northumberland. The edge of the site are constinued to be the most significant in preserving this aspect. The setting of traditional farm buildings to the north of the site should also be taken into consideration. The site can also be considered to be in the setting of a scheduled monument, which development could have a negative impact on. In this location, employment development would be out of keeping with the neighbouring residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Identified area of flood risk although limited history of flooding on site. Out of all the 22 - 28 sites, this would be the most difficult to implement SuDS due to
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

			the surrounding road network and the distance to nearest watercourses.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Greenfield sites offer opportunities for SuDS to attenuate surface water. This site could benefit from a co-ordinated SuDS scheme with other sites.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Greenfield site so mitigation need to avoid any increase to levels of contamination.
			Mitigation: WhiteSwan.Centre@northtyneside.gov.uk
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may
	19b) Would development avoid creation of noise pollution?	Yes	

		<p>or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include noise insulation.</p> <p>RAG outcome: Amber</p>
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Site number: 35 to 41, Murton Gap Strategic Site			Potential Use 1) Residential
Total Site Area (ha): 240	Ward: Collingwood / Monkseaton South / Valley		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome:

			Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs. Mitigation:
			Effective use of planning policies to ensure

			adequate supporting infrastructure and facilities.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	<p>Comments: The site is a greenfield site adjacent to residential areas to the east and west. The size of the site and integration with the existing residential areas with appropriate mitigation could create a harmonious community with high levels of participation.</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Amber</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built</p>
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Good access to a bus service. The site is not within easy access to local facilities but there is the potential for mitigation that could provide a range of community facilities to meet the new residents' needs.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: This large site is not accessible to local facilities and therefore additional facilities should be developed to meet the communities needs. Due to the size of the site improvements to the Metro and bus service could be mitigated.
			RAG outcome:

			Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	SuDS attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation:
			Encourage use of sustainable building practices in

use of resources.			development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Red
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site has good access to existing bus routes and is also reasonably close to the Metro system, although access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities and new or improved public transport services including the potential for provision of a new Metro station. Given number of dwellings proposed impacts of potential development on existing infrastructure would have
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p>
			<p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Although not designated as a wildlife site, it is recognised as having biodiversity value.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	<p>Mitigation:</p> <p>Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.</p>
			<p>RAG outcome:</p>

			Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p>
	14b) Can development help to minimise waste generation?	No	
			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	No	<p>Comments:</p> <p>There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.			greenspace but it is not of sufficient quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.
			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in between the residential settlements of Shiremoor, Monkseaton and Murton village. It provides a green break between these areas and a setting to Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets of varying significance and features of potential archeological interest. It is also within the vicinity of a number of other designated and non-designated heritage assets. Studies have been carried out that assess the potential impact on
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			these assets that development at this site could have, and recommended mitigation or further enhancement opportunities. A bespoke residential scheme could be appropriate providing it responds appropriately to the constraints on the site.
			Mitigation: Considerate design solution should be adopted.
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: A portion of the site is potentially at risk from flooding. This could be mitigated through site design. Mitigation: Yes, through site design and on site SuDS. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	Yes	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase level of contamination would be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic.
	19b) Would development avoid creation of noise pollution?	n/a	Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
			Mitigation:

			Good design of residential housing can help to mitigate against possible traffic noise.
			RAG outcome:
			Green

Site number: 35 to 41, Murton Gap Strategic Site			Potential 2) Employment
Total Site Area (ha): 240	Ward: Collingwood / Valley/Monkseaton South		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism. Mitigation: n/a RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is mostly a greenfield site adjacent to residential areas to the east and west. Small element of employment use (offices) already operating at the south of the site.
	7b) Will the development create a quality environment in which to live and/or work?	No	

participation in community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Good access to a bus service. The site is not within easy access to local facilities but there is the
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		potential for mitigation that could provide a range of community facilities to meet the new residents needs.
			Mitigation: Due to the size of the site Metro and bus services should be mitigated and open space provided with access to the surrounding area.
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: SuDS attenuation ponds to filter surface water before it exits site.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. Adapt to the impacts	11a) Could development minimise and be resilient to impacts of	In part	Comments:

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.	climate change?		Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.
	11b) Could development help to minimise emissions of greenhouse gases?	No	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site has good access to existing bus routes and is also reasonably close to the Metro system, although
	12b) Is there a range of services and facilities within a reasonable	In part	

options and make the best use of existing transport infrastructure.	distance?		access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities and new or improved public transport services including the potential for provision of a new Metro station. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.
			RAG outcome: Red

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Although not designated as a wildlife site, it is recognised as having biodiversity value.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
			Mitigation: Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.
			RAG outcome: Red
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	In part	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible greenspace but it is not of sufficient quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.
			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in between the residential settlements of Shiremoor, Monkseaton and Murton village. It provides a green break between these
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		<p>areas and a setting to Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets of varying significance and features of potential archeological interest. It is also within the vicinity of a number of other designated and non-designated heritage assets. Studies have been carried out that assess the potential impact on these assets that development at this site could have, and recommended mitigation or further enhancement opportunities. A bespoke scheme could be appropriate providing it responds appropriately to the constraints on the site.</p>
			<p>Mitigation: Considerate design solution should be pursued.</p>
			<p>RAG outcome: Amber</p>
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?		A portion of the site is potentially at risk from flooding. This could be mitigated through site design. Mitigation: Yes, through site design and on site SuDS. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Greenfield site so mitigation needed to avoid increase in contamination levels. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase dependin on the type of employment land development and would need to consider surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 116, Murton North			Potential Use 1) Residential
Total Site Area (ha): 110.06	Ward: Collingwood / Monkseaton South / Valley		NOTE: This site is part of the Murton Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	RAG outcome: Not Applicable

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments:</p> <p>An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p>
			<p>Mitigation:</p> <p>n/a</p>
			<p>RAG outcome:</p> <p>Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments:</p> <p>Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>Mitigation:</p> <p>n/a</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	<p>RAG outcome:</p> <p>Green</p>

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
			Mitigation: Effective use of planning policies to ensure adequate supporting infrastructure and facilities.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a greenfield site adjacent to residential areas to the east and west. The size of the site and integration with the existing residential areas with appropriate mitigation could create a harmonious community with high levels of participation i Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.</p> <p>Mitigation: Ensure contributions for healthcare facilities.</p> <p>RAG outcome: Green</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments: Good access to a bus service. The site is not within easy access to local facilities but there is the potential for mitigation that could provide a range of community facilities to meet the new residents needs.</p> <p>Mitigation: This large site is not accessible to local facilities and therefore additional facilities should be developed</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	

			to meet the communities needs. Due to the size of the site improvements to the Metro and bus service could be mitigated. Open space provision wouAmber
			RAG outcome: Amber
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction
	11b) Could development help to minimise emissions of	No	

the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	greenhouse gases?		methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also
			RAG outcome: Green
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site has good access to existing bus routes and is also reasonably close to the Metro system, although access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities and new or improved
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			public transport services including the potential for provision of a new Metro station. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Although not designated as a wildlife site, it is recognised as having biodiversity value.</p>
	13b) Would development avoid fragmentation of habitats and/or	No	

including designated wildlife sites and protected species.	landscapes?		<p>Mitigation: Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome: Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	No	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible greenspace but it is not of sufficient quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.
			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in between the residential settlements of Shiremoor, Monkseaton and Murton village. It provides a green break between these areas and a setting to the modern Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets and features of archeological
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			<p>interest. It is also within the setting of a number of other designated and non-designated heritage assets. A bespoke residential scheme could be appropriate providing it responds appropriately to the constraints on the site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: A portion of the site is potentially at risk from flooding. This could be mitigated through site design. As outlined by the EA, development on sites 35-41 would benefit from a masterplan.</p> <p>Mitigation: Yes, through site design and on site SuDS.</p> <p>RAG outcome: Amber</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential noise pollution from road traffic. Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
	19b) Would development avoid creation of noise pollution?	n/a	

			<p>Mitigation: Good design of residential housing can help to mitigate against possible traffic noise.</p> <p>RAG outcome: Green</p>
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Site number 116, Murton North			Potential 2) Employment
Total Site Area (ha): 110.06	Ward: Collingwood / Monkseaton South		NOTE: This site is part of the Murton Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		The site is a greenfield site adjacent to residential areas to the east and west
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments: Good access to a bus service. The site is not within easy access to local facilities but there is the potential for mitigation that could provide a range of cumminty facilities to meet the new residents needs.</p> <p>Mitigation: Due to the size of the site Metro and bus services should be mitigated and open space provided with access to the surrounding area.Amber</p> <p>RAG outcome: Amber</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments: Surface water to be captured and controlled within site</p> <p>Mitigation: Suds attenuation ponds to filter surface water before it exits site.</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site has good access to existing bus routes and is also reasonably close to the Metro system, although access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities and new or improved public transport services including the potential for provision of a new Metro station. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement

			<p>schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Although not designated as a wildlife site, it is recognised as having biodiversity value.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	<p>Mitigation: Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome: Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	In part	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p>
	14b) Can development help to minimise waste generation?	No	

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible greenspace but it is not of sufficient quality.</p> <p>Mitigation: Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located in between the residential settlements of Shiremoor, Monkseaton and Murton village. It provides a green break between these areas and a setting to the modern Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets and features of archeological interest. It is also within the setting of a number of other designated and non-designated heritage assets. Whilst the site could be used for employment development, it would be inconsistent with the surrounding residential landscape.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments:</p> <p>A portion of the site is potentially at risk from flooding. This could be mitigated through site design. As outlined by the EA, development on sites 35-41 would benefit from a masterplan.</p> <p>Mitigation:</p> <p>Yes, through site design and on site SuDS.</p> <p>RAG outcome:</p> <p>Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use.</p> <p>Greenfield site so mitigation needed to avoid increase in contamination levels.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.</p> <p>Site investigation and assessment to test for the</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			<p>presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase dependin on the type of employment land development and would need to consider surrounding residential areas.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 117, Murton South			Potential Use 1) Residential
Total Site Area (ha): 128.58	Ward: Collingwood / Monkseaton South / Valley		NOTE: This site is part of the Murton Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments:</p> <p>An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p>
			<p>Mitigation:</p> <p>n/a</p>
			<p>RAG outcome:</p> <p>Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments:</p> <p>Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	<p>Mitigation:</p> <p>n/a</p>
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	<p>RAG outcome:</p> <p>Green</p>

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No links to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of this strategic site with focus on residential use will make a significant contribution towards the overall housing need of the borough.
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		Site that could deliver a large number of new homes including a good proportion of affordable homes to meet identified needs.
			Mitigation: Effective use of planning policies to ensure adequate supporting infrastructure and facilities.
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a greenfield site adjacent to residential areas to the east and west. The size of the site and integration with the existing residential areas with appropriate mitigation could create a harmonious community with high levels of participation i Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Good access to a bus service. The site is not within easy access to local facilities but there is the potential for mitigation that could provide a range of cumminty facilities to meet the new residents needs. Mitigation: This large site is not accessible to local faciilites and therefore additional facilities should be developed
	9b) Is the site easily accessible and well served by public transport?	Yes	

			to meet the communities needs. Due to the size of the site improvements to the Metro and bus service could be mitigated. Open Space should be proGreen
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is
	11b) Could development help to minimise emissions of greenhouse gases?	No	

<p>emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>			<p>largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>In part</p>	<p>Comments: Site has good access to existing bus routes and is also reasonably close to the Metro system, although access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities and new or improved</p>

			public transport services including the potential for provision of a new Metro station. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Red</p>
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments:</p> <p>Although not designated as a wildlife site, it is recognised as having biodiversity value.</p>
	13b) Would development avoid fragmentation of habitats and/or	No	

including designated wildlife sites and protected species.	landscapes?		<p>Mitigation: Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome: Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	No	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible greenspace but it is not of sufficient quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.
			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in between the residential settlements of Shiremoor, Monkseaton and Murton village. It provides a green break between these areas and a setting to the modern Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets and features of archeological
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

distinctiveness and sense of place.			<p>interest. It is also within the setting of a number of other designated and non-designated heritage assets. A bespoke residential scheme could be appropriate providing it responds appropriately to the constraints on the site.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: A portion of the site is potentially at risk from flooding. This could be mitigated through site design. As outlined by the EA, development on sites 35-41 would benefit from a masterplan.</p> <p>Mitigation: Yes, through site design and on site SuDS.</p> <p>RAG outcome: Amber</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Potential increase level of contamination would be mitigated against.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Potential risk of road traffic noise. Residential is considered to be a land use that couldn't create sufficient noise to be pollution.
	19b) Would development avoid creation of noise pollution?	n/a	

			<p>Mitigation: Good design of residential development can help to mitigate against potential road traffic noise.</p>
			<p>RAG outcome: Green</p>

Site number 117, Murton South			Potential 2) Employment
Total Site Area (ha): 128.58	Ward: Collingwood / Monkseaton South / Valley	NOTE: This site is part of the Murton Strategic Site. It is not being considered as an individual site in the Local Plan Pre-Submission Draft 2015.	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: n/a
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Green

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	No	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Small element of employment use (offices) already operating at the south of the site.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	<p>Comments:</p> <p>Good access to a bus service. The site is not within easy access to local facilities but there is the potential for mitigation that could provide a range of cumminty facilities to meet the new residents needs.</p> <p>Mitigation:</p> <p>Due to the size of the site, Metro and bus service should be mitigated and open space provided with access to the surrounding area.Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	<p>Comments:</p> <p>Surface water to be captured and controlled within site</p> <p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p>
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is largely undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site has good access to existing bus routes and is also reasonably close to the Metro system, although access is not straightforward. Although there are small number of existing services within easy reach the strategic nature of this development would require additional facilities and new or improved public transport services including the potential for provision of a new Metro station. Given the scale of development proposed the impacts on existing infrastructure would have to be assessed.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	Mitigation: Explore options to provide additional/re-routed bus services and for provision of an additional Metro station. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement

			<p>schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome: Red</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	<p>Comments: Although not designated as a wildlife site, it is recognised as having biodiversity value.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	<p>Mitigation: Retention of/buffer next to most sensitive areas of site and wildlife corridors through site.</p> <p>RAG outcome: Red</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a largely greenfield site the net impact on waste generation from the site will increase.</p> <p>Mitigation:</p>
	14b) Can development help to minimise waste generation?	No	

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	<p>Comments: There is a small area of designated open space located on the site, which development could result in a loss of. The site is not located within the Green Belt. It is within the 300m catchment for accessible greenspace but it is not of sufficient quality.</p> <p>Mitigation: Replacement open space should be provided within the same area of the borough. Accessible green space which is of a high quality should be included as part of the development.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

			RAG outcome: Amber
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located in between the residential settlements of Shiremoor, Monkseaton and Murton village. It provides a green break between these areas and a setting to the modern Murton village. It is considered that the edge of the site is the most significant feature. Located on the site are a number of heritage assets and features of archeological interest. It is also within the setting of a number of other designated and non-designated heritage assets. Whilst the site could be used for employment development, it would be inconsistent with the surrounding residential landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
			RAG outcome: Red

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments:</p> <p>A portion of the site is potentially at risk from flooding. This could be mitigated through site design. As outlined by the EA, development on sites 35-41 would benefit from a masterplan.</p> <p>Mitigation:</p> <p>Yes, through site design and on site SuDS.</p> <p>RAG outcome:</p> <p>Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Would bring contaminated land back into use.</p> <p>Greenfield site so mitigation required to avoid increase in contamination levels.</p> <p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.</p> <p>Site investigation and assessment to test for the</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			<p>presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential areas.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 118, Land at Western Terrace			Potential Use 1) Residential
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome:

			Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The patch of green space does not appear well maintained and development for residential in an existing residential area would help to create a quality environment in which to live and with appropriate mitigation it could lead to an increase in the level
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is connected to a limited range of local community facilities but there is a local Post Office and local shops (including John Willie Sams Centre) within 500m.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Existing open space and allotment space would need to be mitigated for.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part No

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but is remote from the Metro system. There is access to a varied range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a designated site but is partially within a wildlife corridor. Being such a small site at the edge of a wildlife corridor, It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase. Mitigation:
	14b) Can development help to minimise waste generation?	No	

			<p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is of low quality and value.</p> <p>Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located within the north west area of the</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. This green space forms a gap in the continuous development of the street, but it is not to say that it does not play a role in the local landscape. There are no heritage constraints on this site. Further residential development would have a neutral impact on the landscape.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is close to areas where there are surface water issues. Including areas in FZ 2 and 3 being located to the south around the Seaton Burn. If developed surface water would run off would need to be attenuated on site to slow the run off towards the watercourse.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation: SuDS could be incorporated into the site design to help reduce surface water run off rates.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Would bring contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	<p>Mitigation required to prevent increase in contamination.</p> <p>Mitigation:</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: Aircraft noise has been highlighted but would not be significant. Development would not decrease not increase noise pollution.
	19b) Would development avoid creation of noise pollution?	n/a	
			Mitigation: Design and layout techniques which include noise insulation.
			RAG outcome: Green

Site number 118, Land at Western Terrace			Potential 2) Employment
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome: Red
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
			RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is connected to a limited range of local community facilities but there is a local Post Office and local shops (including John Willie Sams Centre)
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		within 500m
			Mitigation: Existing open space and allotment space would need to be mitigated for.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction
	11b) Could development help to minimise emissions of	No	

<p>the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>methods applied to the scheme. As the site has been cleared for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a varied range of local facilities and services but site is some distance from a town or district centre. Scale</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

transport infrastructure.			of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Site is not a designated site but is partially within a wildlife corridor. Being such a small site at the edge of a wildlife corridor, It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		catchment of accessible greenspace, however it is of low quality and value.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located within the north west area of the borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. This green space forms a gap in the continuous development of the street, but it is not to say that it does not play a role in the local landscape. There are no heritage constraints on this site. Within this landscape, an employment focused development would not be coherent with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The site is close to areas where there are surface water issues. Including areas in FZ 2 and 3 being located to the south around the Seaton Burn. If developed surface water would run off would need to be attenuated on site to slow the run off towards the watercourse.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: SuDS could be incorporated into the site design to help reduce surface water run off rates.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Potential increase level of contamination would be mitigated against.
			Mitigation:

use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: Aircraft noise would not be significant and could be mitigated against through good design. Residential development is considered to be a land use that couldn't create sufficient noise to be pollution.</p> <p>Mitigation: Design and layout techniques which include noise insulation.</p>
	19b) Would development avoid creation of noise pollution?	n/a	

			RAG outcome: Green
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Site number 119, Site off Burradon Road		Potential Use 1) Residential	
Total Site Area (ha): 0.15		Ward: Weetslade	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: This site features a club. However, this is a relatively small scale employment site. The economic benefits of residential development are recognised and on the whole, a neutral impact is envisaged. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			However loss of some employment at the club.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to improve the prosperity of the area, which currently suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		suggests that there is no scope to provide any affordable housing.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Developing this site for residential would help to create a quality environment, which would be an improvement on the existing site and support the existing community. With mitigation there would be greater levels of community participation in activities Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: This site appears to have some facilities within close proximity and good bus service within close proximity of the site. Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		regard to access and network capacity are resolved through the planning application process RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a designated site but is within a wildlife corridor. Being such a small brownfield site in a built-up area, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or
	14b) Can development help to minimise waste generation?	In part	

composting.			<p>positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, which is of an acceptable quality.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>This site is located within the north west character area of the borough. It is located on the edge of a low density residential area and currently forms a gap in the streetscene. A non-designated social club is located to the east of the site, but it is considered to be of low value. Residential development on this site could be an opportunity to further improve the streetscene and would be consistent with the local landscape.</p> <p>Mitigation:</p> <p>Amber</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments:</p> <p>There is an area in FZ3 to the north of the site due to the Seaton Burn. However, there are no known flooding issues on this site. As brownfield, if development surface water discharge rates from</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	In Part	

			the site would have to be reduced to slow flows towards the Seaton Burn
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: SuDS could be incorporated into the site design to help reduce surface water run off rates.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Brownfield site currently used as a car park.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Potential increase level of contamination would be mitigated against.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results

			from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a
			RAG outcome: Green

Site number 119, Site off Burradon Road			Potential 2) Employment
Total Site Area (ha): 0.15	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would help to improve employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Loss of a social club in a residential area would be considered to have an overall detrimental impact on the local community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near

community activities.	people in community activities?		the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
9. To afford everyone in the Borough with equality of access to the range of community	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: This site appears to have some facilities within close proximity and good bus service within close proximity of the site.
	9b) Is the site easily accessible and well served by public	Yes	

facilities and services they require in meeting their needs.	transport?		Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation:
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>gases and maintaining good local air quality through more efficient use of resources.</p>			<p>on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p> <p>In part</p>	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be</p>

			assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a designated site but is within a wildlife corridor. Being such a small brownfield site in a built-up area, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>This site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, which is of an acceptable quality.</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	

community.	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
	16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets? 16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part In part Comments: This site is located within the north west character area of the borough. It is located on the edge of a low density residential area and currently forms a gap in the streetscene. A non-designated social club is located to the east of the site, but it is considered to be of low value. Employment development would not be consistent with the surrounding residential grain. Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: There is an area in FZ3 to the north of the site due

	17b) Is the site free from historic recorded flood events?	In Part	to the Seaton Burn. However, there are no know flooding issues on this site. As brownfield, if development surface water discharge rates from the site would have to be reduced to slow flows towards the Seaton Burn
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: SuDS could be incorporated into the site design to help reduce surface wataer run off rates. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated land is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the

			<p>presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential area.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 120, Land adjacent to Benton Metro			Potential Use 1) Residential
Total Site Area (ha): 0.39	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome:

			Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site if developed for residential would help to reduce the fear of crime or anti social behaviour whilst also improving the quality of the environment. Delivery of the scheme with appropriate mitigation would also help to increase participati
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: The site is within close proximity to Benton Metro Station and bus stops. It also benefits from a range of community facilities being within close proximity.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	In Part	Suds attenuation ponds to filter surface water

	watercourse or water body?		before it exits site.
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes and is adjacent to Benton Metro Station. There are a good range of local facilities and services within close proximity with a district centre within reasonable distance. Scale of potential development not sufficient to have any significant impact upon the strategic network. However there are serious constraints on access which will need to be overcome through any proposal. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process and crucially satisfactory resolution of access arrangements

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an accessible standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The eastern section of this site is located in the Benton Conservation Area. It is characterised by larger, family homes, often set back from the road.</p>
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		The site is also in the setting of the locally listed Benton Metro Station. Currently the site does not fully contribute to the street scene and an appropriate residential development could provide an opportunity to improve it.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There are known flooding issues to the south on the metro line. Development on site would have to reduce the surface water discharge from the site. Mitigation: SuDS could be installed to manage surface water and attenuate on site before discharging. RAG outcome: Green
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Land not currently contaminated but development would not increase contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: A noise assessment is required.

			RAG outcome: Green
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Site number 120, Land adjacent to Benton Metro			Potential 2) Employment
Total Site Area (ha): 0.39	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This vacant site would benefit from greater activity to increase a sense of community identity but the area is predominantly residential and therefore employment not the preferred use for the site. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		The site is within close proximity to Benton Metro Station and bus stops. It also benefits from a range of community facilities being within close proximity. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	No	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is well located for existing bus routes and is adjacent to Benton Metro Station. There are a good range of local facilities and services within close proximity with a district centre within reasonable</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

transport infrastructure.			<p>distance. Scale of potential development not sufficient to have any significant impact upon the strategic network. However there are serious constraints on access which will need to be overcome through any proposal. Local impact of development to be assessed through work at planning application stage.</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process and crucially satisfactory resolution of access arrangements</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	Yes	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an accessible standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The eastern section of this site is located in the Benton Conservation Area. It is characterised by larger, family homes, often set back from the road. The site is also in the setting of the locally listed Benton Metro Station. Currently the site does not fully contribute to the streetscene but it is considered that an employment development would not be suitable. It would be inconsistent with this Benton residential area. Mitigation: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: There are known flooding issues to the south on the metro line. Development on site would have to reduce the surface water discharge from the site.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	Yes	Mitigation: SuDS could be installed to managed surface water and attenuate on site before discharging.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential

			<p>development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential areas.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 121, Norway House			Potential Use 1) Residential
Total Site Area (ha): 0.19	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Former employment use but now vacant. Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to this area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Vacant and unattractive building on route used by Royal Quays wharf and international ferry visitors. Redevelopment of site would improve image of area.
			Mitigation: n/a

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Development of site for residential use will help to deliver an appropriate range and mix of housing to meet identified needs. However initial assessment of viability suggests that the site is not currently viable even when making no contribution to affordable housing needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on

			viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently vacant and un-attractive and the development of the site for residential would help to contribute towards the community at Albert Edward Dock and with appropriate mitigation contribute towards increasing participation in community ac Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Green
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site does have some facilities close by and is opposite the Royal Quays Outlet and other leisure facilities. There is close access to bus services and international ferry terminal Mitigation: Provision of open space in the development providing access to the surrounding area.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	In part	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site has been empty for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes and is within reasonable distance of the Metro system. There are a very limited range of local facilities and services within close proximity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p>

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: Whilst the site is surrounded by open space to the north, it is not designated as such. It is not located within the Green Belt. The site is also within the 300m catchment for accessible greenspace, which is of a high quality and value.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: Although located in close proximity to a residential</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	<p>area, this building stands alone from it. It is more associated with the employment facilities that are also within its surroundings. The building is a non-designated heritage asset, but there is a later extension which detracts from its significance. Whilst the current building could be converted, and appropriately landscaped, there would not be a major negative impact if it was lost and a suitable new development replaced it. Residential development would not be inconsistent with the surrounding landscape.</p>
			<p>Mitigation: Amber</p>
			<p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: The EA map shows that some of the site is at risk from surface water flooding, this is due to the proximity to the River Tyne and the topography in</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

			the area. Development would have to attenuate surface water flows.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Brownfield site. Development would not increase contamination levels.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a

			RAG outcome: Green
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Site number 121, Norway House			Potential 2) Employment
Total Site Area (ha): 0.19	Ward: Riverside		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is potentially a distance from residential areas that would not cause significant impact and therefore not rated negatively but neutral. Mitigation: Ensure sufficient community facilities within or near
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local	In part	

community activities.	people in community activities?		the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
9. To afford everyone in the Borough with	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site does have some facilities close by and is

equality of access to the range of community facilities and services they require in meeting their needs.	9b) Is the site easily accessible and well served by public transport?	Yes	opposite the Royal Quays Outlet and other leisure facilities. There is close access to bus services and international ferry terminal
			Mitigation: Provision of open space in the development providing access to the surrounding area. Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	No	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site has been empty for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes and is within reasonable distance of the Metro system.
	12b) Is there a range of services and facilities within a reasonable	In part	

options and make the best use of existing transport infrastructure.	distance?		There are a very limited range of local facilities and services within close proximity. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: Whilst the site is surrounded by open space to the

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	north, it is not designated as such. It is not located within the Green Belt. The site is also within the 300m catchment for accessible greenspace, which is of a high quality and value.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Although located in close proximity to a residential area, this building stands alone from it. It is more associated with the employment facilities that are also within its surroundings. The building is a non-designated heritage asset, but there is a later extension which detracts from its significance. Whilst the current building could be converted, and appropriately landscaped, there would not be a major negative impact if it was lost and a suitable new development replaced it. An employment development would be consistent with the
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>character of this landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments: The EA map shows that some of the site is at risk from surface water flooding, this is due to the proximity to the River Tyne and the topography in the area. Development would have to attenuate surface water flows.</p> <p>Mitigation: Through the installation of a suitable SuDS system.</p> <p>RAG outcome: Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Would bring contaminated land back into use.</p>
	18b) Would development avoid potential increase to levels of	Yes	

and bring contaminated land back into beneficial use.	contamination?		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation required. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed however, not considered to be significant due to surrounding uses. Mitigation: Design and layout techniques which include sound insulation.
	19b) Would development avoid creation of noise pollution?	In part	

Site number 123, The Avenue		Potential Use 1) Residential	
Total Site Area (ha): 0.04		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current vacant and unsightly brownfield site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs

			created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to improve the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a

			positive impact on the image of the area.
			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		suggests that there is no scope to provide any affordable housing.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Currently vacant and unattractive site that if developed for residential would help improve the environment of the area. The site is adjacent to existing residential development and would help contribute towards the existing community to create a positive Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: A Town Centre site with close proximity to a range of different services and facilities, including buses.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site has been empty for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>ventilation and shading. This will reduce the heating and cooling demands and overall energy use.</p> <p>Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
			<p>RAG outcome:</p> <p>Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased residents in this location may increase disturbance to the SPA/Ramsar site. Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6. RAG outcome: Amber
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will
	14b) Can development help to minimise waste generation?	No	

composting.			<p>increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		<p>Whilst the public house located on this site dates from the early twentieth century, it is currently vacant and of limited historic interest. The building is in the setting of the locally registered Whitley Park and Grade II listed Spanish City. A sensitively designed residential scheme would provide the opportunity to improve the landscape and have a positive impact on the surrounding heritage assets. It would also be consistent with the character of the area.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments:</p> <p>The site is located close to the coast in Whitley Bay with all of the site at risk of surface water flooding. This is something that would have to be mitigated by ensuring that surface water is attenuated on site.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	In Part	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation: SuDS system would have to be installed to ensure that the surface water run off from the site was no more than 50% of the pre development level.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments: Site currently underway with demolition. Will bring brownfield site back into use.</p>
	18b) Would development avoid potential increase to levels of contamination?	Yes	<p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. Gas assessment required.</p>
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Noise assessment required.
			RAG outcome: Green

Site number 123, The Avenue		Potential 2) Retail	
Total Site Area (ha): 0.04		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Edge of centre site with good access that would have good links to Whitley Bay town centre and provide the opportunity to grow a greater range of retail options potentially available.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area.
			Mitigation: Work with retail providers that could appeal to visitors.

			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			RAG outcome: Red
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	of crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: A Town Centre site with close proximity to a range of different services and facilities, including buses.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site has been empty for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
			RAG outcome: Green
13. To avoid adverse effects to the areas	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is not

ecological network, including designated wildlife sites and protected species.	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location may increase disturbance to the SPA/Ramsar site.
			Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste.

			Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: Whilst the public house located on this site dates from the early twentieth century, it is currently vacant and of limited historic interest. The building is in the setting of the locally registered Whitley Park and Grade II listed Spanish City. A sensitively
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>designed scheme would provide the opportunity to improve the landscape and have a positive impact on the surrounding heritage assets. Retail development, facing the Promenade and adjacent to the Spanish City, could be appropriate in this context.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>No</p>	<p>Comments: The site is located close to the coast in Whitley Bay with all of the site at risk of surface water flooding. This is something that would have to be mitigated by ensuring that surface water is attenuated on site.</p> <p>Mitigation: SuDS system would have to be installed to ensure that the surface water run off from the site was no more than 50% of the pre development level.</p>
	<p>If no, which type?</p>		
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>In Part</p>	
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In Part</p>	

			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Site currently underway with demolition. Will bring brownfield site back into use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by

	19b) Would development avoid creation of noise pollution?	In part	<p>noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed but would need to consider the surrounding residential areas.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
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Site number 123, The Avenue		Potential 3) Main town centre use, including residential	
Total Site Area (ha): 0.04	Ward: Whitley Bay		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Town centre site with good access to sustainable transport links. Close to the Primary Shopping Area of Whitley Bay and the Spanish City allowing excellent opportunities to enhance the vitality and viability of the area. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Town centre uses supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	Yes	Comments: Situated at the coast and adjacent to Spanish City, redevelopment of this vacant site would have a positive impact on the image of the area and potentially support leisure and/or entertainment facilities that could further strengthen the tourism economy in the area.
			Mitigation:

			Work with providers that could appeal to visitors.
			RAG outcome: Green
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Mixed-use development, with some residential, will make a contribution towards the overall housing need of the borough including a proportion of affordable homes to meet identified needs.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery

including affordable homes.			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their
	8b) Is the site well located in relation to established green	Yes	

all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: A Town Centre site with close proximity to a range of different services and facilities, including buses.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within

quality of ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: SuDS attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site has been empty for some time, the net impact on greenhouse gas emissions is likely to increase if redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location may increase disturbance to the SPA/Ramsar site.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building has been empty for some time the net
	14b) Can development help to minimise waste generation?	No	

encouraging re-use, recycling and composting.			<p>impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	

16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>Whilst the public house located on this site dates from the early twentieth century, it is currently vacant and of limited historic interest. The building is in the setting of the locally registered Whitley Park and Grade II listed Spanish City. A sensitively designed scheme would provide the opportunity to improve the landscape and have a positive impact on the surrounding heritage assets. Main town centre use development, facing the Promenade and adjacent to the Spanish City, could be appropriate in this context.</p> <p>Mitigation:</p> <p>Appropriate design suitable to the context.</p> <p>RAG outcome:</p> <p>Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and	17a) Is the site free from any source of flooding? If no, which type?	No	
	17b) Is the site free from historic recorded flood events?	In Part	<p>Comments:</p> <p>The site is located close to the coast in Whitley Bay with all of the site at risk of surface water flooding.</p>

property.			This is something that would have to be mitigated by ensuring that surface water is attenuated on site.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation: SuDS system would have to be installed to ensure that the surface water run off from the site was no more than 50% of the pre development level.</p> <p>RAG outcome: Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments:
	18b) Would development avoid potential increase to levels of contamination?	Yes	Site currently underway with demolition. Will bring brownfield site back into use.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from</p>

			site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Main town centre use may potentially increase noise pollution due to later opening hours for shops or restaurants and delivery vans for instance however, not considered to be significant.
	19b) Would development avoid creation of noise pollution?	In part	Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 124, Ash Court			Potential Use 1) Residential
Total Site Area (ha): 0.20	Ward: Collingwood		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to this area of the Borough to sustain the prosperity of the area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently in use for residential purpose so there would not be a large change apart from the potential for residents to be living in the area for longer and therefore making a greater contribution towards the community and with appropriate mitigation it c
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	Yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	Ensure contributions for healthcare facilities. RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Very close location to medical services at North Tyneside hospital and a range of other facilities are within 750m. Next to a main trunk road and good bus access.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	In Part	Suds attenuation ponds to filter surface water

	watercourse or water body?		before it exits site.
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a good range of local facilities and services at the nearby district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access arrangements and localised impacts on A191 corridor will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process particularly impact on A191 corridor

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction

			waste. Good design and planning should help ensure reduced levels of construction and demolition waste if redeveloped. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: This site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, that is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located between a large twentieth century residential area and North Tyneside General
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		Hospital. It forms part of a housing complex of a similar age. To the north of the site is the green area surrounding Murton Village. Currently the site has a neutral impact on the landscape, and development of a similar nature would be unlikely to change this. There are no heritage constraints on this site.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Currently the site discharges into the public sewerage network. There is a joint scheme with between NWL and the Council to improve the sewerage network to the north of Rake Lane, near to Briar Vale where there is known flooding issues.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	Surface Water would have the be managed to ensure that the run off rates were no more that

	from historic flooding incidents or an area of identified flood risk)		50% of the levels prior to the development.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Within Coal Referral area- gas assessment required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Potential noise pollution from neighbouring roads.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Noise assessment required.
			RAG outcome: Green

Site number 124, Ash Court			Potential 2) Employment
Total Site Area (ha): 0.20	Ward: Collingwood		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Amber
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	Yes	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Very close location to medical services at North Tyneside hospital and a range of other facilities are within 750m. Next to a main trunk road and good bus access. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	In part	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a good range of local facilities and services at the
	12b) Is there a range of services and facilities within a reasonable	Yes	

best use of existing transport infrastructure.	distance?		nearby district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access arrangements and localised impacts on A191 corridor will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process particularly impact on A191 corridor
			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste if redeveloped. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: This site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, that is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located between a large twentieth century residential area and North Tyneside General Hospital. It forms part of a housing complex of a similar age. To the north of the site is the green area surrounding Murton Village. Whilst the site is adjacent to the hospital it can be more associated with the residential area. Therefore an employment development in this setting would be incoherent with the surrounding landscape character. There are no heritage constraints on this site.</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			<p>Mitigation:</p> <p>Red</p>
			<p>RAG outcome:</p> <p>Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments:</p> <p>Currently the site discharges into the public sewerage network. There is a joint scheme with between NWL and the Council to improve the sewerage network to the north of Rake Lane, near to Briar Vale where there is known flooding issues.</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation:</p> <p>Surface Water would have to be managed to ensure that the run off rates were no more than 50% of the levels prior to the development.</p>
			<p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments:</p> <p>Would bring contaminated land back into use.</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider the surrounding residential area.</p> <p>Mitigation:</p>
	19b) Would development avoid creation of noise pollution?	In part	

			Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 125, Tynemouth Court		Potential Use 1) Residential	
Total Site Area (ha): 0.50		Ward: Preston	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to this area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome:

			Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Currently in use for residential purpose so there would not be a large change apart from the potential for residents to be living in the area for longer and therefore making a greater contribution towards the community and with appropriate mitigation it c
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to a variety of community facilities and bus access.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	In Part	Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both existing bus routes and the Metro system. There is access to a full range of local facilities and services in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including satisfactory access arrangements.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned

			into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is only of low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible green space should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the southern boundary of health facilities. It is within an early twentieth century residential area, and the majority of the houses on Hawkeys Lane reflect this. The building is large in size, but as it is single storey it is not
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>intrusive on the streetscene. Whilst the building is not of historic significance, the boundary wall forms part of a Grade II listed building and it is in the setting of a war memorial of the same designation. In its setting, residential development would not be inconsistent with the character of the area. A minor impact would occur if this site was redeveloped, providing the mitigation is followed.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>No</p> <p>Yes</p> <p>No</p>	<p>Comments: A small area of the site is at risk of surface flooding. Surface water would need to be managed.</p> <p>Mitigation: A suitable SuDS system would need to be installed.</p>

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels from development. Noise

	19b) Would development avoid creation of noise pollution?	n/a	<p>assessment required due to ambulance station and school.</p> <p>Mitigation: Design and layout techniques which include sound insulation for eligible properties.</p> <p>RAG outcome: Green</p>
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Site number 125, Tynemouth Court		Potential 2) Retail	
Total Site Area (ha): 0.50		Ward: Preston	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	<p>Comments:</p> <p>The redevelopment of this site could provide an economic boost to this area. Whilst within the edge of centre catchment of North Shields, it is somewhat detached from it and retail use here could serve to harm the centre.</p> <p>Mitigation:</p> <p>Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site.</p> <p>RAG outcome:</p> <p>Amber</p>
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development could help to maintain employment and the economy in the Borough and in this particular area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Considered to provide some benefit to the local area with retail facilities in a densely populated
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a

			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to the town centre with a variety of different facilities and services. The size of the site is not significant but consideration should be given to the potential impact of a retail use outside a town centre on the neighbouring centre an
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both existing bus routes and the Metro system. There is access to a full range of local facilities and services in North Shields town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage including satisfactory access arrangements.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	

			planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is only of low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible green space should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on the southern boundary of health facilities. It is within an early twentieth century residential area, and the majority of the houses on Hawkeys Lane reflect this. The building is large in size, but as it is single storey it is not
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>intrusive on the streetscene. Whilst the building is not of historic significance, the boundary wall forms part of a Grade II listed building and it is in the setting of a war memorial of the same designation. In its setting, retail development would be inconsistent with the character of the area.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>Yes</p> <p>No</p>	<p>Comments: A small area of the site is at risk of surface flooding. Surface water would need to be managed.</p> <p>Mitigation: A suitable SuDS system would need to be installed.</p> <p>RAG outcome: Green</p>
<p>18. To avoid the loss of</p>	<p>18a) Will the site bring contaminated land back into beneficial</p>	<p>In part</p>	<p>Comments:</p>

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated site is in active use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider the surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
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Site number 126, Site at Wilson Terrace, Forest Hall			Potential Use 1) Residential
Total Site Area (ha): 0.07	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of Police services to another location. Overall no significant effects are envisaged. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of Police services to another location, so no

			<p>loss of jobs. An increase and diversification in population would support employment opportunities. Jobs created/sup</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to this area of the Borough to sustain the prosperity of the area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	<p>Comments: No link to tourism.</p>

sector.			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

including affordable homes.			<p>Mitigation: Further work necessary to determine constraints on viability and explore options for delivery</p> <p>RAG outcome: Amber</p>
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	<p>Comments: The site is adjacent to a primary school and residential development. The loss of a police station would obviously erode confidence of having a police presence in the area and therefore increasing a potential fear of crime but developing the site for resi</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	

8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location in the Forest Hall that offers close proximity to a variety of different facilities. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	In part	<p>Comments:</p> <p>Site is well located for existing bus routes although it is over 1km to the nearest Metro station. There is access to a full range of local facilities and services in Forest Hall district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access arrangements will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction
	14b) Can development help to minimise waste generation?	In part	

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. There is greenspace available at Delaval Road, which is withn close proximity, however it is not of sufficient value and quality.</p> <p>Mitigation: High quality, accessible greenspace should be included as part of any new scheme.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within a residential area, dating</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	from the twentieth century, however the police station dates from the Edwardian period. Adjacent to the site is a primary school which is also Edwardian and together they form a pleasant complex. Non of the heritage assets are designated. A negative impact would occur if this building was lost as this Edwardian building contributes to the surrounding landscape. Residential development, if designed appropriately could have a neutral to positive impact on the surrounding area and would be consistent in character.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: There are known flooding issues to the north related to the Forest Hall Letch. As any development would be on brownfield land, the
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

			surface water run off rates would have to be no more than 50% of the levels prior to development
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	A suitable SuDS system would need to be installed.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels from development.
	19b) Would development avoid creation of noise pollution?	n/a	Noise assessment required due to nearby schools.
			Mitigation: Design and layout techniques which include sound insulation for eligible properties.
			RAG outcome: Green

Site number 126, Site at Wilson Terrace, Forest Hall		Potential 2) Retail	
Total Site Area (ha): 0.07		Ward: Benton	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site could provide employment in this area. Whilst close to Forest Hall district centre, retail use here could serve to harm the centre. Mitigation: Necessary assessments on the impact on the district centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.

jobs.			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Considered to provide some benefit to the local area with retail facilities in a densely populated
	7b) Will the development create a quality environment in which	In part	

strong identities and high levels of participation in community activities.	to live and/or work?		Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to the district centre with a variety of different facilities and services. The size of the site is small but consideration should be given to the potential impact of a retail use outside a town centre on the neighbouring centre and whet Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes although</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	it is over 1km to the nearest Metro station. There is access to a full range of local facilities and services in Forest Hall district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access arrangements will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.

protected species.			<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	In part	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. There is greenspace available at Delaval Road, which is withn close proximity, however it is not of sufficient value and quality.</p> <p>Mitigation:</p> <p>High quality, accessible greenspace should be included as part of any new scheme.</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments:</p> <p>The site is located within a residential area, dating from the twentieth century, however the police station dates from the Edwardian period. Adjacent to the site is a primary school which is also Edwardian and together they form a pleasant complex. Non of the heritage assets are designated. A negative impact would occur if this building was lost as this Edwardian building contributes to the surrounding landscape. Retail development would,</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			<p>however, be inconsistent with the residential grain of the area.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments: There are known flooding issues to the north related to the Forest Hall Letch. As any development would be on brownfield land, the surface water run off rates would have to be no more than 50% of the levels prior to development</p> <p>Mitigation: A suitable SuDS system would need to be installed.</p> <p>RAG outcome: Amber</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	<p>Comments: Whilst potentially contaminated site is in use.</p>

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments:</p> <p>Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider surrounding residential area.</p> <p>Mitigation:</p>
	19b) Would development avoid creation of noise pollution?	In part	

			Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 127, Site at Laburnum Ave, Whitley Bay		Potential Use 1) Residential	
Total Site Area (ha): 0.11		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of Police services to another location. New residents to support the town centre. Overall an "in part" effect is envisaged. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Whilst currently providing employment, redevelopment of this site would involve the

			transfer of Police services to another location, so no loss of jobs. An increase and diversification in population would support employment opportunities. Jobs created/sup
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to improve the prosperity of the area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		suggests that there is no scope to provide any affordable housing.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is in the heart of the town centre and surrounded by residential development. The loss of a police station would obviously erode confidence of having a police presence in the area and therefore increasing a potential fear of crime but developing Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable catchment of 300m. Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space. RAG outcome: Amber
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location in the centre of Whitley Bay with close proximity to a range of facilities and services. Metro Station is within 750m of the site and a good selection of bus services. Mitigation: -Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation:

<p>through more efficient use of resources.</p>			<p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is excellently located for both existing bus routes and Whitley Bay Metro Station. There is access to a complete range of local facilities and services in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access and parking arrangements will have to be carefully considered. Local impact of development to be assessed through work at</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>	

			planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access arrangements, parking and network capacity are resolved through the planning application process</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is outside of the 300m catchment for accessible greenspace. Mitigation: New development should provide accessible
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	No	

	space?		<p>greenspace of a high standard. Ensure access is available throughout the site.</p> <p>RAG outcome: Green</p>
<p>16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The police station plays a key role in the local landscape. This striking, late Victorian building stands apart from the terrace houses which surround it. It is also very visible from the commercial street to the north. Although non-designated, the building has retained many original features such as engraved lintles and windows. Whilst it stands apart from the surrounding buildings, it is not incongrous to its surroundings and contributes to them. Therefore, the loss of this building would have a major, negative impact. If the police station cannot be retained, new development should follow the mitigation to have a positive impact. Developing the site for residential use would be consistant with the character of this</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			area as it is more associated with Laburnum Avenue than Whitley Road.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: Area to the south of the site is identified as being at risk from surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: If developed, the run off rate must not exceed 50% of the level prior to the development.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is brownfield land in use by police station.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. Within coal referral area-gas assessment required.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels from development.
	19b) Would development avoid creation of noise pollution?	n/a	Noise assessment required due to A road and schools. Mitigation: Design and layout techniques which include sound insulation for eligible.

			RAG outcome: Green
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Site number 127, Site at Laburnum Ave, Whitley Bay		Potential 2) Retail	
Total Site Area (ha): 0.11		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Retail use in this central town centre location would contribute to the area's vibrancy and vitality.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: The area currently suffers from job deprivation; the jobs created by new retail development would be positive in this respect.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: Whilst Whitley Bay town centre will appeal to visitors as part of the coastal experience, it is not possible to say that this one potential shop amongst others would create a significant impact in supporting tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	In part	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is a little beyond the suitable
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	

inequalities.			catchment of 300m.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	Ensure contributions for establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Excellent location in the centre of Whitley Bay with close proximity to a range of facilities and services. Metro Station is within 750m of the site and a good selection of bus services.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	<p>Mitigation:</p> <p>Suds attenuation ponds to filter surface water before it exits site.</p> <p>RAG outcome:</p> <p>Amber</p>
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce</p>
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently located for both existing bus routes and Whitley Bay Metro Station. There is access to a complete range of local facilities and services in Whitley Bay town centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however access and parking arrangements will have to be carefully considered. Local impact of development to be assessed through work at planning application stage.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access arrangements, parking and network capacity are resolved through the planning application process</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is outside of the 300m catchment for accessible greenspace.</p> <p>Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available throughout the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The police station plays a key role in the local</p>

<p>North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.</p>	<p>16b) Would the development avoid having a significant impact on the Borough's landscape character?</p>	<p>No</p>	<p>landscape. This striking, late Victorian building stands apart from the terrace houses which surround it. It is also very visible from the commercial street to the north. Although non-designated, the building has retained many original features such as engraved lintles and windows. Whilst it stands apart from the surrounding buildings, it is not incongruous to its surroundings and contributes to them. Therefore, the loss of this building would have a major, negative impact. Whilst the site is visible from the commercial Whitley Road, it is associated more with the residential Laburnum Avenue. Therefore retail use on this site would not be inkeeping with the surrounding area.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
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17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: Area to the south of the site is identified as being at risk from surface water flooding.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: If developed, the run off rate must not exceed 50% of the level prior to the development.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is currently in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results

			from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance, however not considered significant due to current use and location to town centre.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation. RAG outcome: Green

Site number 128, Benton Curve (south west)			Potential Use 1) Residential
Total Site Area (ha): 0.72	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to a well connected area of the Borough to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable

5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Although this is a greenfield site it appears that

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	Yes	there is no maintenance of the site and it is vacant land. Although the site may offer some amenity value, development for residential would help to create a quality environment in which to live and incre
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities.

inequalities.			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to a selection of local shops and a GP surgery and Metro Station.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for both existing bus routes and</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	Benton station. There is access to a limited range of local facilities and services but the site is not in immediate reach of a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network however difficulty in access may become a factor which prevents development. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process., in particular access issues would have to be satisfactorily resolved. RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network,	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or	In part	However, the Biodiversity Officer feels very strongly

including designated wildlife sites and protected species.	landscapes?		<p>that the site represents a significant habitat that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is greenfield the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	14b) Can development help to minimise waste generation?	No	

15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within an early twentieth century residential area. The southern section of the site is within the Benton Conservation Area and the trees that are located here play a key role in the setting and boundary of it. The importance of the trees is further enforced by the Tree Preservation Order on them. It is not clear if there are any heritage assets on this site. The residential development of this site would have a neutral to positive impact as it would be consistent with the existing character of the</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			area.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The Longbenton Letch is located to the north of the site and surface water would have to be attenuated from the site ensure that surface water discharge rates are managed. Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Mixed brownfield and greenfield site. Potentially contaminated site- gas and contaminated land assessment required and could therefore be
	18b) Would development avoid potential increase to levels of	In part	

land back into beneficial use.	contamination?		brought back into use.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Amber</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments:</p> <p>No increase in noise levels. Noise assessment required due to neighbouring roads.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation:</p> <p>Design and layout techniques which include sound insulation.</p>

			RAG outcome: Green
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Site number 128, Benton Curve (south west)			Potential 2) Employment
Total Site Area (ha): 0.72	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	n/a	RAG outcome:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	Amber	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.	
			Mitigation: n/a	
			RAG outcome: Not Applicable	
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to	

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	In part	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Close proximity to a selection of local shops and a GP surgery and Metro Station. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction
	11b) Could development help to minimise emissions of	No	

the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	greenhouse gases?		methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for both existing bus routes and Benton station. There is access to a limited range of local facilities and services but the site is not in immediate reach of a town or district centre. Scale of potential development not sufficient to have any
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			<p>significant impact upon the strategic network however difficulty in access may become a factor which prevents development. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p>
	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	<p>However, the Biodiversity Officer feels very strongly that the site represents a significant habitat that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Amber</p>
14. To reduce waste and	14a) Is there capacity in existing waste management facilities to	Yes	Comments:

improve waste management by encouraging re-use, recycling and composting.	deal with new development?		The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is greenfield the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation: n/a
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green	Yes	

	space?		RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within an early twentieth century residential area. The southern section of the site is within the Benton Conservation Area and the trees that are located here play a key role in the setting and boundary of it. The importance of the trees is further enforced by the Tree Preservation Order on them. It is not clear if there are any heritage assets on this site. Due to the residential nature of the surrounding area, development of an employment nature would be out of keeping with the established residential grain. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	
17. To reduce Flood risk	17a) Is the site free from any source of flooding?	No	Comments:

to people and property.	If no, which type?		The Longbenton Letch is located to the north of the site and surface water would have to be attenuated from the site ensure that surface water discharge rates are managed. Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation required to avoid increase in contamination levels. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider surrounding residential areas.
	19b) Would development avoid creation of noise pollution?	In part	
			Mitigation: Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 129, Silverbirch		Potential Use 1) Residential	
Total Site Area (ha): 1.14		Ward: Camperdown	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	No	Comments: Development of this site would represent a loss of employment land. Homes in this location would be of potential concern to the operation of surrounding economic uses. Mitigation: No possible mitigation on site basis. However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough. RAG outcome: Red
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	No	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	No	
2. To increase the diversity and quality of	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Whilst currently providing employment,

jobs.			<p>redevelopment of this site would involve the transfer of employees to another location, so no loss of jobs. An increase and diversification in population would support employment opportunities. Jobs created/supported</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	<p>Comments: Whilst currently providing employment, redevelopment of this site would involve the transfer of employees to another location, so no loss of jobs overall. This area is well connected and does suffer from some employment deprivation; residential developmen</p> <p>Mitigation: n/a</p> <p>RAG outcome:</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	

	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver

a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6b) Will development contribute towards an adequate supply of affordable housing?	No	new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is within an industrial estate and not a location that would seem to contribute towards creating a harmonious community. Mitigation would help to improve the area for increasing community participation with reference made to the existing resident Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

			RAG outcome:
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 1km of Killingworth Town Centre and there are local shops (including a Post Office) within 500m of the site. Close to a main truck road with bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	
			Mitigation: -Green

			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. 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	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As most of the buildings on the site are empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

<p>through more efficient use of resources.</p>			<p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services and the site is not too far from Killingworth town centre. Due to the location of development access arrangements and the impact on the A1056 corridor will need to be assessed through a Transport Assessment.</p>
	<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>In part</p>	

	12c) Is existing transport infrastructure sufficient to accommodate growth?	In part	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p> <p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments:</p> <p>The Council's existing municipal waste contracts are</p>

management by encouraging re-use, recycling and composting.	14b) Can development help to minimise waste generation?	In part	<p>of sufficient capacity to accommodate growth. As most of the buildings on site are empty the net impact on waste generation from the site will increase.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
	15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is not of sufficient quality.</p> <p>Mitigation: New development should provide accessible</p>
	15c) Would the site afford sufficient access to existing green	In part	

	space?		<p>greenspace of a high standard. Ensure access is available through the site.</p> <p>RAG outcome: Green</p>
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site currently forms part of the Silverbirch Industrial Estate. It is adjacent to a twentieth century residential area. This is a stand alone unit, on the edge of the industrial estate and well screened from the main road. Whilst it is within an employment area, there are houses within close proximity. This could result in development having a neutral impact, if designed correctly.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	<p>Comments: Surrounding the site are areas that are susceptible</p>
	If no, which type?		

	17b) Is the site free from historic recorded flood events?	Yes	to surface water flooding. However, there have been no recorded flood events in this area.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Contaminated land assessment required.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Noise assessment required
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors.
			RAG outcome: Green

Site number 129, Silverbirch		Potential 2) Employment	
Total Site Area (ha): 1.14		Ward: Camperdown	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: Use of this site for continuing employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development could help to improve employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	RAG outcome: Amber
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within 1km of Killingworth Town Centre and there are local shops (including a Post Office) within 500m of the site. Close to a main truck road with bus stops. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation:
			RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services and the site is not too far from Killingworth town centre. If the site remains in use for employment purposes the existing transport infrastructure will be able to cope.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	Mitigation: With site remaining in existing employment use no mitigation is required

	growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in current use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation: RAG outcome: Not Applicable
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is not of sufficient quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site currently forms part of the Silverbirch Industrial Estate. It is adjacent to a twentieth century residential area. This is a stand alone unit, on the edge of the industrial estate and well screened from the main road. Retaining this site in employment use would not have a major impact on the landscape as it would potentially result in little change. Therefore the impact would be neutral.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Surrounding the site are areas that are susceptible to surface water flooding. However, there have been no recorded flood events in this area.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance however not considered significant due to surrounding employment uses.</p> <p>Mitigation: Design and layout techniques which involve sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 132, Former Dudley People's Centre		Potential Use 1) Residential	
Total Site Area (ha): 0.32		Ward: Weetslade	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Developing this vacant site in an established residential area would help to improve the environment to live/work and reduce the fear of crime and anti-social behaviour. Mitigation would help to achieve high levels of participation in community activities
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	Yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	Ensure contributions for healthcare facilities. RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: In the heart of Dudley with close access to a range of community facilities
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any	In Part	Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the buildings on the site are empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped or re-used.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a good range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process. RAG outcome: Green
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a designated site but is within a wildlife corridor. Being such a small brownfield site in a built-up area, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the buildings on site are empty the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

			into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the catchment for accessible open space, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west of the borough within the settlement of Dudley. Located within a commercial break in the surrounding residential area, it has a different character. The former Victorian school located on the site is a locally registered building and the surrounding
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			<p>properities, dating from different periods, are considered as non-designated heritage assets. Located on a dominating corner plot, the loss of this asset would have a major negative impact. If it was to be lost then new development should use this corner site appropriately. In this case it should be used to sensitively repair the streetscene. Residential development could have a positive impact and be coherent with the surrounding area. There is also the potential for archaeological remains.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p>	<p>No</p> <p>Yes</p>	<p>Comments: The site is located close to the Seaton Burn, with areas of FZ3 surrounding the site. Surface water run off rates would have to be reduced if the site was to</p>

			be developed.
			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	If developed, the surface water run off rates would have to be no more than 50% of the levels prior to development.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Contaminated land assessment required. Within 250m of known landfill- gas assessment required. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			and construction must take account of any results from site investigation.
			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Noise assessment required.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties and the upgrade of relevant external windows and doors. RAG outcome: Green

Site number 132, Former Dudley People's Centre			Potential 2) Employment
Total Site Area (ha): 0.32	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation. Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
			Mitigation: n/a
			RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: In the heart of Dudley with close access to a range of community facilities Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	No	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. As the buildings on the site are empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped or re-used</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable</p>	<p>Yes</p> <p>Yes</p>	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site</p>

best use of existing transport infrastructure.	distance?		is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a designated site but is within a wildlife corridor. Being such a small brownfield site in a built-up area, it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the buildings on site are empty the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	within the Green Belt. It is within the catchment for accessible open space, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west of the borough within the settlement of Dudley. Located within a commercial break in the surrounding residential area, it has a different character. The former Victorian school located on the site is a locally registered building and the surrounding properties, dating from different periods, are considered as non-designated heritage assets. Located on a dominating corner plot, the loss of this asset would have a major negative impact. Whilst this area does have a different feel, it is still within a predominantly residential area and an employment
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			development would be out of keeping with the surrounding landscape.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The site is located close to the Seaton Burn, with areas of FZ3 surrounding the site. Surface water run off rates would have to be reduced if the site was to be developed. Mitigation: If developed, the surface water run off rates would have to be no more than 50% of the levels prior to development. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of	18a) Will the site bring contaminated land back into beneficial	In part	Comments:

the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	use?		Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential area.
	19b) Would development avoid creation of noise pollution?	In part	

			<p>Mitigation: Design and layout techniques which include noise insulation.</p>
			<p>RAG outcome: Amber</p>

Site number 133, Drift Inn		Potential Use 1) Residential	
Total Site Area (ha): 0.28	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			However, potential loss of jobs from pub closure.
			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. However, the loss of the pub may mean a small reduction in employment opportunities in immediate area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability
	6b) Will development contribute towards an adequate supply of	No	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		suggests that there is no scope to provide any affordable housing.
			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is situated in an area that is a mix of employment, residential and open space. If developed for residential it would help to create a quality environment in which to live/work and could potentially reduce the perception of anti-social behaviour Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome:
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	

	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to bus stops on a main road that includes some local shops but the site is quite detached from most facilities to serve the residents. Mitigation: - Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	

ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the buildings on the site are empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped or re-used Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the buildings on site are empty the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	

composting.			<p>Mitigation:</p> <p>Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome:</p> <p>Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments:</p> <p>The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation:</p> <p>n/a</p> <p>RAG outcome:</p> <p>Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve,	16a) Does the development help to protect, conserve or enhance	In part	Comments:

conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	heritage assets?		The site is located within the north west of the borough, in the settlement of Seaton Burn. The public house is at the end of a residential road, which has properties of a variety of ages. The building of some age, but due to later extensions and alterations its significance has reduced. The loss of this building would have a minor impact on the landscape. Further residential development would be consistent with the surrounding area. Mitigation should be followed to ensure an overall positive impact occurs.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments: There are no known flooding issues on site.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation:

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Betterment would be sought in terms of the surface water run off rates. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated a small part of the site is in beneficial use. Within 250 of landfill- Gass assessment required and Contamination assessment. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Noise assessment required.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties.
			RAG outcome: Green

Site number 133, Drift Inn		Potential 2) Employment	
Total Site Area (ha): 0.28		Ward: Weetslade	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Employment already established in the area although there is a residential property to the rear of the site. Development could create a quality environment in which to live/work.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
			Mitigation:

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
			RAG outcome: Green
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	n/a
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	In part	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Close proximity to bus stops on a main road that includes some local shops but the site is quite detached from most facilities to serve the site. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	No	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. As the buildings on the site are empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped or re-used</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a limited range of local facilities and services but site</p>
	<p>12b) Is there a range of services and facilities within a reasonable</p>	<p>In part</p>	

best use of existing transport infrastructure.	distance?		is some distance from a town or district centre. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the buildings on site are empty the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		catchment of accessible greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west of the borough, in the settlement of Seaton Burn. The public house is at the end of a residential road, which has properties of a variety of ages. The building of some age, but due to later extensions and alterations its significance has reduced. The development of this site for an employment use would be inconsistent with the surrounding residential grain.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			RAG outcome: Red	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: There are no known flooding issues on site.	
	17b) Is the site free from historic recorded flood events?	Yes		Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Betterment would be sought in terms of the surface water run off rates.	RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use.	
	18b) Would development avoid potential increase to levels of contamination?	Yes		Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.	

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land development however, in this instance not considered significant due to surrounding uses.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 135, Grasmere Court		Potential Use 1) Residential	
Total Site Area (ha): 0.16		Ward: Camperdown	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. However, potential loss of jobs from pub closure.

			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area. However, the loss of the pub may mean a small reduction in employment opportunities in immediate area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation:

			n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
			Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:

homes.			Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: This is an unattractive site and the development for residential development would help to reduce the fear of crime and anti social behaviour. Development of residential would sit well within an existing residential area and create a quality environment t
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Very close to Killingworth Town Centre that offers a range of community facilities and service to support future residents. Close proximity to a variety of bus services serving Killingworth. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and	10a) Is the site near a suitable watercourse or water body in order	In part	Comments:

improve the quality of ground and surface waters.	to assist with drainage issues?		Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			<p>use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for existing bus routes but is remote from the Metro system. There is access to a good range of local facilities and services at Killingworth town centre. Scale of potential development unlikely to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed. Ensure appropriate routes for</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			pedestrian and cycle access across development.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation:

			Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. The site is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within a large residential area of

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	<p>Killingworth Township. This makes the building on this site unusual as it is the last remaining traditional farm building within the area. Although different to the surrounding area this building sits comfortably within the surrounding landscape. There are some later, unsympathetic extensions on the building but not enough to detract from this non-designated asset. If it is lost then there would be a major negative impact. The residential development of this site would be in keeping with the character of the surrounding landscape.</p>
			<p>Mitigation: Amber</p>
			<p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments: To the west of the site there is an area that is susceptible to surface water flooding. However, there are no known flooding issues on site.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: n/a RAG outcome: Green

Site number 135, Grasmere Court		Potential 2) Retail	
Total Site Area (ha): 0.16		Ward: Camperdown	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: The redevelopment of this site would provide employment in this area. Whilst within the catchment of Killingworth, it is somewhat detached from it and retail use here could serve to harm the centre. Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Retail use could increase employment levels in this area that currently suffers from some employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	n/a	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious,	7a) Would the development reduce fear of crime, the incidence of	Yes	Comments:

crime free neighbourhoods with strong identities and high levels of participation in community activities.	crime and anti-social behaviour?		Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

inequalities.			them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close to the town centre of Killingworth with a range of facilities and services and also very close to a bus stop and trunk road. An assessment would need to be made as to what impact and what opportunity there is for retail development in Killingworth p
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within

ground and surface waters.	10b) Is the site free from any known drainage constraints?	In Part	site
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is well located for existing bus routes but is remote from the Metro system. There is access to a good range of local facilities and services at Killingworth town centre. Scale of potential development unlikely to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive. Mitigation: Encourage reuse and recycling of construction
	14b) Can development help to minimise waste generation?	In part	

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. The site is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within a large residential area of Killingworth Township. This makes the buliding on</p>
	16b) Would the development avoid having a significant impact on	In part	

landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		<p>this site unusual as it is the last remaining traditional farm building within the area. Although different to the surrounding area this building sits comfortably within the surrounding landscape. There are some later, unsympathetic extensions on the building but not enough to detract from this non-designated asset. If it is lost then there would be a major negative impact. Whilst the building could be developed into a small retail area, large retail development would be inconsistent with the surrounding residential grain.</p>
			<p>Mitigation: Amber</p>
			<p>RAG outcome: Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	<p>Comments: To the west of the site there is an area that is susceptible to surface water flooding. However, there are no known flooding issues on site.</p>
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

			Mitigation:
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Through the installation of a suitable SuDS system.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated site is in use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	Mitigation:
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Green

19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: Retail development not considered to be at risk from noise pollution. Retail may potentially increase noise pollution due to delivery vans for instance and would need to consider surrounding residential areas.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Amber</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 136, Unit 1 & 2 Wesley Way		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 1.70	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: If employment land was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: Although a former employment site, it has been vacant for some time. An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		
3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes			
3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a			

4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		housing.
			Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Site is on an existing employment site surrounded by other employment uses and it wouldn't necessarily be a positive site to create a harmonious community. Mitigation could deliver some some benefits to encourage local involvement in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the

health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is beyond the suitable catchment of 300m.
	8c) Would development avoid loss of existing open space?	YesYes	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space. RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to Palmersville Metro Station and other bus stops in the vicinity of the site. Asda Superstore serves an element of local needs but other facilities are a greater distance from the site (over 1km).
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: n/a RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, as the site is in use the net impact on greenhouse gas emissions may be low or nil.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well served by bus routes but is well located for Palmersville station. Adequate access to local facilities and services but remote from a town or district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation: Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed. Ensure appropriate routes for pedestrian and cycle access across development.</p>
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	However, the Biodiversity Officer feels strongly that the site represents a habitat that would be fragmented by redevelopment.
			Mitigation: Retention of most sensitive parts. RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction

			<p>waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace.</p> <p>Mitigation: New development should provide accessible greenspace of a high standard. Ensure access is available through the site.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located on the edge of Benton Square</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	Industrial Estate. There are residential areas to the east and west. Whilst it is located in an employment area, a suitably designed residential development could be appropriate.	
			Mitigation: Amber	
			RAG outcome: Amber	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: The site is in an area that has been outlined as at risk from surface water flooding in the EA maps. No known flooding issues on site.	
	17b) Is the site free from historic recorded flood events?	Yes		
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)		In Part	Mitigation: Through the installation of a suitable SuDS system.
				RAG outcome: Amber
18. To avoid the loss of the area's best and most	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently	

versatile agricultural land and bring contaminated land back into beneficial use.	18b) Would development avoid potential increase to levels of contamination?	Yes	in beneficial use.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>Please note that areas to the west have shown elevated levels of Carbon dioxide and methane. As such I will require gas monitoring to take place on the site prior to development. If protection measures are required these to be submitted in advance for agreement of the Local Authority.</p> <p>Due to the previous industrial use and proposed sensitive end use a full assessment of the ground conditions is required to ensure that there is either no contamination or if contamination is found that there are appropriate measure in place to mitigate against it. The results of the site investigation and any proposed mitigation is to be submitted prior to development of the site.</p> <p>RAG outcome: Green</p>
19. To reduce noise	19a) Would development be free from potential risk of noise	In part	Comments:

pollution.	pollution?		Potential risk of noise pollution. Noise assessment required. Residential development would not increase noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties.
			RAG outcome: Green

Site number 136, Unit 1 & 2 Wesley Way			Potential 2) Employment
Total Site Area (ha): 1.70	Ward: Killingworth		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for continuing employment uses would positively contribute to the above objective. Mitigation: n/a
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	

community activities.			Mitigation:
	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is beyond the suitable catchment of 300m.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for establishment of usable green space.

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to Palmersville Metro Station and other bus stops in the vicinity of the site. Asda Superstore serves an element of local needs but other facilities are a greater distance from the site (over 1km).
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	n/a	Comments: No impact if site stays in current use.
	11b) Could development help to minimise emissions of greenhouse gases?	n/a	Mitigation: RAG outcome: Not Applicable
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is well served by bus routes but is well located for Palmersville station. Adequate access to local facilities and services but remote from a town or district centre. Although currently not in an active use the site has been used for employment purposes and transport infrastructure should be able to cope with with reinstatement for such
	12b) Is there a range of services and facilities within a reasonable distance?	In part	

			purposes.
			Mitigation:
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	With site remaining in existing employment use no mitigation is required
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	However, the Biodiversity Officer feels strongly that the site represents a habitat that would be fragmented by redevelopment.
			Mitigation: Retention of most sensitive parts.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use,	14a) Is there capacity in existing waste management facilities to deal with new development?	n/a	Comments: No impact if site stays in current use.
	14b) Can development help to minimise waste generation?	n/a	Mitigation:

recycling and composting.			RAG outcome: Not Applicable
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is outside the 300m catchment for accessible greenspace. Mitigation:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	No	New development should provide accessible greenspace of a high standard. Ensure access is available through the site. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located on the edge of Benton Square Industrial Estate. There are residential areas to the east and west. As the site is currently forms part of an industrial estate, the retention of the site in employment use will have a neutral impact on the site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The site is in an area that has been outlined as at risk from surface water flooding in the EA maps. No known flooding issues on site. Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Mitigation: Gas monitoring must take place on the site prior to development. If protection measures are required
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	

	versatile agricultural land?		<p>these need to be submitted in advance for agreement of the Local Authority.</p> <p>Due to the previous industrial use and proposed sensitive end use a full assessment of the ground conditions is necessary to ensure that there is either no contamination or if contamination is found that there are appropriate measure in place to mitigate against it. The results of the site investigation and any proposed mitigation is to be submitted prior to development of the site.</p>
			<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: No increase in noise levels.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation: n/a</p>
			<p>RAG outcome: Green</p>

Site number 137, Coleman NE Ltd		Potential Use 1) Mixed use (Residential-led)	
Total Site Area (ha): 0.28		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: A loss of sustainably located employment land would have a negative impact on this objective. However, residential development has economic benefits, as would the non-residential elements of any development.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	Mitigation: However, if site was lost ensure that there is sufficient supply of sustainable employment sites across borough.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	<p>Comments: Although an employment site, this site has appeared to be vacant and has been marketed as a potential development site for some time. An increase and diversification in population would support employment opportunities. Jobs created/supported in the house</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>	
	3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	<p>Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.</p> <p>Mitigation: n/a</p> <p>RAG outcome: n/a</p>
		3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes		

	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: At present this is an unattractive site at a gateway to the popular Fish Quay area. Whilst redevelopment would not have a significant effect on tourism growth, it will contribute to improving the appearance and image of an area popular with visitors.
			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a RAG outcome:

	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	Comments: The site is currently unattractive and in an area with a mix of residential and employment sites. The adjacent site to the west is housing and the development of the site for residential would help contribute towards reducing the fear of crime and anti so
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local	In part	Ensure sufficient community facilities within or near

	people in community activities?		the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation: Ensure contributions for healthcare facilities. RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesYes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Close proximity to North Shields Town Centre and Tynemouth District Centre that both offer a variety of facilities and services that would support the residents of the site. North Shields and Tynemouth
	9b) Is the site easily accessible and well served by public transport?	Yes	

they require in meeting their needs.			also offer a range of bus services and Metro Station.
			Mitigation: n/a
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site.
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
			RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on
	11b) Could development help to minimise emissions of greenhouse gases?	No	

<p>emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>			<p>the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is well located for existing bus routes, it is not too far from the Metro but access is not straightforward. There is access to a full range of local facilities and services in North Shields town centre but, whilst near in distance, again local topography is somewhat mitigating. Scale of</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

			potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to network capacity are resolved through the planning application process.</p> <p>RAG outcome:</p> <p>Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it adjacent to one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation:</p> <p>n/a</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m
	15b) Would development avoid any impact upon areas of Green	Yes	

multifunctional green infrastructure as a community.	Belt?		catchment of accessible greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located on a hill within the Fish Quay Conservation Area. This prominent location, with some low density development, provides an open aspect which also contributes to the setting of the Grade II listed Irvin Building. New development will need to comply with the mitigation to ensure a negative impact does not occur on the landscape. The character of the area would not be adversely affected by residential development as this is established to the west of the site.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Due to the topography and location of the site next to the River Tyne, run off rates towards the Tyne are high in this location. Any development would have to attenuate and control water on site to reduce surface water discharge rates. Mitigation: Through the installation of a suitable SuDS system. RAG outcome: Amber
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use as an existing employment site. However, residential/mixed use development may require remediation to remove the potential contamination. Overall the impact is positive. Mitigation:
	18b) Would development avoid potential increase to levels of contamination?	Yes	

	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	<p>Comments: Noise pollution not seen as a risk.</p>
	19b) Would development avoid creation of noise pollution?	Yes	<p>Mitigation: n/a</p> <p>RAG outcome: Green</p>

Site number 137, Coleman NE Ltd		Potential 2) Retail	
Total Site Area (ha): 0.28		Ward: Tynemouth	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: An edge of centre site that would provide employment opportunities and would assist in the regeneration of the Fish Quay. It is close to North Shields town centre but serves better the mixed-use Fish Quay area. Mitigation: Necessary assessments on the impact on the town centre and sequentially preferable sites would need to be considered before this site. RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail use supports jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here in this popular area could help to support the attraction of the area to visitors.

			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:
			RAG outcome: Red

homes.			
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	Yes	<p>Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.</p> <p>Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.</p> <p>RAG outcome: Green</p>
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	<p>Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports</p>
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	Yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
			Mitigation:
	8c) Would development avoid loss of existing open space?	YesNo	n/a
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close proximity to North Shields Town Centre and Tynemouth District Centre that both offer a variety of facilities and services. North Shields and Tynemouth also offer a range of bus services and Metro Station. Consideration would need to be given by way
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			<p>heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for existing bus routes, it is not too far from the Metro but access is not straightforward. There is access to a full range of local facilities and services in North Shields town centre but, whilst near in distance, again local topography is somewhat mitigating. Although currently not in an active use the site has been used for employment purposes and transport infrastructure should be able to cope with reinstatement for such purposes.</p> <p>Mitigation: With site remaining in existing employment use no mitigation is required</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate	Yes	

	growth?		RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it adjacent to one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help
	14b) Can development help to minimise waste generation?	No	

			<p>ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located on a hill within the Fish Quay Conservation Area. This prominent location, with some low density development, provides an open</p>
	16b) Would the development avoid having a significant impact on	In part	

cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	the Borough's landscape character?		aspect which also contributes to the setting of the Grade II listed Irvin Building. New development will need to be well considered in this prominent location. Retail development is not a characteristic of this landscape, but could be suitable as it can relate to the surrounding businesses.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Due to the topography and location of the site next to the River Tyne, run off rates towards the Tyne are high in this location. Any development would have to attenuate and control water on site to reduce surface water discharge rates. Mitigation: Through the installation of a suitable SuDS system.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	In Part	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream	In Part	

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Info not available	Comments: Info not available
	18b) Would development avoid potential increase to levels of contamination?	Info not available	Mitigation: Info not available
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Info not available	RAG outcome: Info not available
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Info not available	Comments: Info not available
	19b) Would development avoid creation of noise pollution?	Info not available	Mitigation: Info not available RAG outcome: Info not available

Site number 138, Site at Esplanade, Whitley Bay		Potential Use 1) Residential	
Total Site Area (ha): 0.16		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	Yes	Comments: As a current vacant site in the town centre, this site is not positively contributing to the vitality and viability of the town centre. New residents would support the town centre. Mitigation: n/a RAG outcome: Green
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Yes	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.

			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whitley Bay is a popular area for visitors. New residents could support visitor attractions. However, residential development could mean the loss of an attractive heritage asset. An "in part" outcome in

			envisaged.
			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of	Yes	

tenures, sizes and types, to meet their needs, including affordable homes.	affordable housing?		Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site offers an opportunity for community activity in the area but the development of residential development on the site in an existing residential area would be seen to be positive. The development would support the ceration of a harmonious neighbour
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease,	8a) Is there capacity to accommodate new growth in nearby	No	Comments:

prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	healthcare facilities?		Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	Yes	Yes
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Situated within Whitley Bay Town Centre with a range of community facilities and services within close proximity of the site. The site also benefits from Whitley Bay Metro station and bus services being close to the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			

10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the building on the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.
	11b) Could development help to minimise emissions of greenhouse gases?	No	Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating

			<p>and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	No	Comments: Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased population in this location may increase disturbance to the SPA/Ramsar site. Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6. RAG outcome: Amber
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	
	14b) Can development help to minimise waste generation?	No	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase.

composting.			<p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within the traditional centre of</p>

North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	Whitley Bay. Located on the site is a non-designated church, dating from the early twentieth century. The surrounding residential streets are also from the same period. Whilst it is a notable change in the streetscene, the church sits comfortably in its surroundings in a way that suggests it was designed as such. Many of the church's original features are still in situ. A major negative impact would occur if this building is lost as it forms an important part of the local landscape. If it is lost then the mitigation will need to be followed to ensure new development does not have a negative impact on the surrounding area.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	Yes	Comments:
	If no, which type?		No known flood issues.

	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Suitable SuDS system installed.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Info not available	Comments: Info not available
	18b) Would development avoid potential increase to levels of contamination?	Info not available	Mitigation: Info not available
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Info not available	RAG outcome: Info not available
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Info not available	Comments: Info not available
	19b) Would development avoid creation of noise pollution?	Info not available	Mitigation: Info not available RAG outcome: Info not available

Site number 138, Site at Esplanade, Whitley Bay		Potential 2) Retail	
Total Site Area (ha): 0.16		Ward: Whitley Bay	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Edge of centre site with good access that would have good links to Whitley Bay town centre and provide the opportunity to grow a greater range of retail options potentially available. However retail use here could harm the centre.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	In part	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	Mitigation: Necessary assessments on the impact and sequentially preferable sites would need to be considered before this site.
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	RAG outcome: Amber

2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Retail development would create jobs.
			Mitigation: n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	Yes	Comments: A development that offers employment opportunities for this area, which currently suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	In part	Comments: Whilst not a tourist facility in itself, a shop here, amongst guesthouses and on route from the Metro to the coast, could help to support the attraction of

			the area to visitors.
			Mitigation: n/a
			RAG outcome: Amber
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	n/a	RAG outcome: amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types,	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
			Mitigation:

to meet their needs, including affordable homes.			RAG outcome: Red
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Development of this site would support the existing local community to create an attractive environment reflecting a positive impression of the area. Mitigation would help support community participation in the area.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	Yes	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that
	8b) Is the site well located in relation to established green	Yes	

residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Town Centre site that is close to Whitley Bay Metro Station and bus services.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	11. 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.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part No

			minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Town centre location means that site is excellently situated for bus and Metro services and for the complete range of facilities offered in Whitley Bay. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation:</p> <p>Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	No	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Increased visitors in this location may increase disturbance to the SPA/Ramsar site.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	Mitigation: Seek out appropriate mitigation/avoidance/compensation measures, as set out in proposed policy DM/8.6.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the building on site is empty the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste.
	14b) Can development help to minimise waste generation?	No	

			Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the traditional centre of Whitley Bay. Located on the site is a non-designated church, dating from the early twentieth century. The surrounding residential streets are also from the same period. Whilst it is a notable change in the
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>streetscene, the church sits comfortably in its surroundings in a way that suggests it was designed as such. Many of the church's original features are still in situ. A major negative impact would occur if this building is lost as it forms an important part of the local landscape. Retail development is not a characteristic of this area and would not be consistent with the surrounding residential grain.</p> <p>Mitigation: Red</p> <p>RAG outcome: Red</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>Yes</p>	<p>Comments: No known flood issues.</p>
	<p>If no, which type?</p>		
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	<p>Mitigation:</p>
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream</p>	<p>In Part</p>	<p>Suitable SuDS system installed.</p>

	from historic flooding incidents or an area of identified flood risk)		RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Info not available	Comments: Info not available
	18b) Would development avoid potential increase to levels of contamination?	Info not available	Mitigation: Info not available
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Info not available	RAG outcome: Info not available
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Info not available	Comments: Info not available
	19b) Would development avoid creation of noise pollution?	Info not available	Mitigation: Info not available RAG outcome: Info not available

Site number 139, Land at Darsley Park			Potential Use 1) Residential
Total Site Area (ha): 2.86	Ward: Benton		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation:
	5c) Will development provide and support high quality education facilities?	In part	n/a RAG outcome:
	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation:
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a greenfield site that is detached from any other residential development apart for a small
	7b) Will the development create a quality environment in which	In part	

strong identities and high levels of participation in community activities.	to live and/or work?		section of housing to the north of the site. The site would not appear to create a harmonious crime free neighbourhood with a strong identity. Mitigati
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	Mitigation: Ensure contributions for healthcare facilities.
	8c) Would development avoid loss of existing open space?	YesYes	RAG outcome: Green

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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is close to some facilities but is a little detached from facilities and services to serve the needs of the future residents. Bus stops are within close proximity of the site and Benton Metro Station is within 750m. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Well located for existing bus routes and within</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	reasonable distance of the Metro system. There are a limited range of services and facilities available locally with the site being over 1km from the nearest district centre. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc with a particular emphasis on impacts on the A191 corridor and satisfactory resolution of access.</p> <p>RAG outcome: Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or	In part	However, the Biodiversity Officer feels strongly that the site represents a habitat that would be

wildlife sites and protected species.	landscapes?		fragmented by redevelopment.
			Mitigation: Retention of most sensitive parts.
			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is greenfield the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	No	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The site is designated as open space and as such the development of this site will result in a loss. It is not located within the Green Belt. The site is within the 300m catchment for accessible greenspace, which is of an acceptable standard. Mitigation: Replacement open space will be required within the same area of the borough. RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site forms an area of green space to the south of Whitley Road and to the east of an area of offices. There are established residential areas within close proximity of the site. It is currently fairly well screened from the main road and has a neutral impact. If the screening was to remain in place and the development was of a suitable density and design this impact would be unlikely to change.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			<p>Mitigation:</p> <p>Amber</p>
			<p>RAG outcome:</p> <p>Amber</p>
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	<p>Comments:</p> <p>No known flood issues.</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	<p>Mitigation:</p> <p>Suitable SuDS system installed.</p>
			<p>RAG outcome:</p> <p>Amber</p>
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	<p>Comments:</p> <p>Greenfield site potentially contaminated but would help to avoid the loss of the best and most versatile agricultural land. Contamination assessment Gas assessment required – within 250m of known landfill.</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
			<p>Mitigation:</p>

	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Amber</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: No increase in noise levels. Noise assessment required.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>

Site number 139, Land at Darsley Park		Potential 2) Employment	
Total Site Area (ha): 2.86		Ward: Benton	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education	In part	

	facilities?		RAG outcome:
	5d) Is there ease of access to existing educational facilities?	n/a	amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a greenfield site that is detached from any other residential development apart for a small section of housing to the north of the site, which scores it slightly negatively overall. The site would not appear to create a harmonious crime free n
	7b) Will the development create a quality environment in which to live and/or work?	In part	
		7c) Will the development encourage the involvement of local	In part

	people in community activities?		participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is close to some facilities but is a little detached from facilities and services to serve the
	9b) Is the site easily accessible and well served by public	Yes	

range of community facilities and services they require in meeting their needs.	transport?		needs of the future residents. Bus stops are within close proximity of the site and Benton Metro Station is within 750m.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	No	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. As the site is undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Well located for existing bus routes and within reasonable distance of the Metro system. There are a limited range of services and facilities available locally with the site being over 1km from the</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>In part</p>		

transport infrastructure.			nearest district centre. Given scale of development proposed the impacts of potential development on existing infrastructure would have to be assessed.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	No	<p>Mitigation:</p> <p>Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc with a particular emphasis on impacts on the A191 corridor and satisfactory resolution of access.</p>
			<p>RAG outcome:</p> <p>Amber</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	<p>Comments:</p> <p>Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	In part	<p>However, the Biodiversity Officer feels strongly that the site represents a habitat that would be fragmented by redevelopment.</p>
			<p>Mitigation:</p> <p>Retention of most sensitive parts.</p>

			RAG outcome: Amber
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is greenfield the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	No	Comments: The site is designated as open space and as such the development of this site will result in a loss. It is not located within the Green Belt. The site is within the
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		300m catchment for accessible greenspace, which is of an acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Replacement open space will be required within the same area of the borough.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site forms an area of green space to the south of Whitley Road and to the east of an area of offices. There are established residential areas within close proximity of the site. It is currently fairly well screened from the main road and has a neutral impact. If the screening was to remain in place and the development was of a suitable density and design this impact would be unlikely to change. Another office scheme could be seen as an extension of the existing employment area to the west.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: No known flood issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Suitable SuDS system installed.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. Mitigation needed to avoid increase in level of contamination.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	In part	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential

			<p>development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome:</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 140, Former Dudley Miners Welfare Centre			Potential Use 1) Residential
Total Site Area (ha): 0.17	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a	5a) Is there spare capacity at nearby primary and secondary	in part	Comments:

wide range of education and training opportunities.	schools to accommodate anticipated growth?		Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	Mitigation:
			RAG outcome: Green
7. To create harmonious, crime free neighbourhoods with	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This is a previously developed site that now has the appearance of a greenfield site. The development of
	7b) Will the development create a quality environment in which	Yes	

strong identities and high levels of participation in community activities.	to live and/or work?		this vacant site for residential development would bring about a benefit to the existing local community and reduce the fear of anti-social behaviour
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is within the suitable catchment of 300m but it is of particularly poor quality.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities and

			establishment of usable green space.
			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of a variety of services and facilities and services to meet the needs of future residents and bus stops also within 250m of the site. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site.
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments:
	14b) Can development help to minimise waste generation?	No	The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design

			to reduce waste during the life of the development.
			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is only of low value and quality.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located within the north west of the area. To the north is an employment area, but otherwise there is a recent housing development to the east and traditional terraced houses leading up to it from the south. The street feels very low density with other individual units detached from one another.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

strengthening local distinctiveness and sense of place.			The site is currently vacant, so development here would be an improvement. It will need to appropriately reflect the surrounding area in order to have a positive impact.
			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In Part	Comments: No known flood issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Suitable SuDS system installed.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	n/a	Comments: Greenfield site potentially contaminated but would help to avoid the loss of the best and most versatile
	18b) Would development avoid potential increase to levels of	In part	

and bring contaminated land back into beneficial use.	contamination?		agricultural land. Air quality assessment, Contamination assessment and gas assessment required.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Noise assessment required.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound

			insulation for eligible properties.
			RAG outcome: Green

Site number 140, Former Dudley Miners Welfare Centre			Potential 2) Employment
Total Site Area (ha): 0.17	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This is a previously developed site that now has the appearance of a greenfield site. The development of this vacant site for employment development would bring about a benefit to the existing local community and reduce the fear of anti-social
	7b) Will the development create a quality environment in which to live and/or work?	In part	

community activities.			behaviour
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment. Accessible green space is within the suitable catchment of 300m but is of particularly poor quality. Mitigation: Ensure contributions for establishment of usable green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesNo	

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of a variety of services and facilities and services to meet the needs of future residents and bus stops also within 250m of the site.
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is empty, the net impact on greenhouse gas emissions is likely to increase if redeveloped.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services but is</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	Yes	remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation:

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
			RAG outcome: Amber
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is only of low value and quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality, accessible greenspace should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located within the north west of the area.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	To the north is an employment area, but otherwise there is a recent housing development to the east and traditional terraced houses leading up to it from the south. The street feels very low density with other individual units detached from one another. The site is currently vacant, so development here would be an improvement. It will need to appropriately reflect the surrounding area in order to have a positive impact.

			Mitigation: Amber
			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In Part	Comments: No known flood issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: Suitable SuDS system installed.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	Mitigation required to avoid potential increase to contamination levels.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential

			<p>development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments: Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land and would need to consider the nearby residential units.</p> <p>Mitigation: Design and layout techniques which include sound insulation.</p> <p>RAG outcome: Green</p>
	19b) Would development avoid creation of noise pollution?	In part	

Site number 141, Site of the former Seaton Burn First School			Potential Use 1) Residential
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a

			RAG outcome: Green	
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area.	
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes		Mitigation:
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a	RAG outcome:
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Green	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.	
			Mitigation: n/a	
			RAG outcome: Not Applicable	
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.	

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: A previously developed site but now a maintained greenfield. The area is predominantly residential so the development for residential would help
	7b) Will the development create a quality environment in which	Yes	

high levels of participation in community activities.	to live and/or work?		contribute towards creating a harmonious, crime free neighbourhood. Through appropriate mitigation it would
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. The development of this site would see the loss of accessible green space. Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	in partYes	

			RAG outcome: Amber
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Seaton Burn offers some local shops that are within 500m of the site and the primary school is within 750m of the site but the site is not close to a range of facilities. Close proximity to bus stops. Mitigation: Provision of open space would need to be provided with access to the surrounding area.Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site.
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is open space, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a fair range of services and facilities offered locally in Seaton Burn. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments:
	14b) Can development help to minimise waste generation?	No	The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is open space the net impact on waste generation from the site will increase.
			Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: The site is designated as open space therefore development here would result in a loss. It is not located within the Green Belt, but it is adjacent to the west. The site is within the 300m catchment of accessible greenspace, which is of an acceptable stan
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Replacement open space will be required within the same area of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment,	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west of the borough and forms a break between Seaton Burn and Wideopen. This is quite significant as many of these small settlements have expanded and merged together. It has residential development to the
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>maintaining and strengthening local distinctiveness and sense of place.</p>			<p>north and south, which are suitable as family homes. Adjacent to the site are two locally registered buildings where are associated with the former school. Whilst the site plays a role in the landscape, it is not considered that residential development of this site would have a negative impact as it would be consistent with the surrounding landscape.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding? If no, which type?</p> <p>17b) Is the site free from historic recorded flood events?</p> <p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>No</p> <p>In Part</p> <p>No</p>	<p>Comments: Northern part of the site located in FZ2 and 3. Exception Test would be required.</p> <p>Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.</p>

			RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Greenfield site potentially contaminated but would help to avoid the loss of the best and most versatile agricultural land. Contamination assessment and Gas assessment required – within Coal Referral Area.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.

			RAG outcome: Green
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels through development.
	19b) Would development avoid creation of noise pollution?	n/a	Noise survey required.
			Mitigation: Aircraft noise can be mitigated against through good design.
			RAG outcome: Green

Site number 141, Site of the former Seaton Burn First School			Potential 2) Employment
Total Site Area (ha): 0.30	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. The development of this site would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	in partNo	Mitigation: Ensure contributions for establishment of usable green space. RAG outcome: Amber
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	In part	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		Seaton Burn offers some local shops that are within 500m of the site and the primary school is within 750m of the site but the site is not close to a range of facilities. Close proximity to bus stops.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: Provision of open space would need to be provided with access to the surrounding area.Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber

11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is open space, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome:</p> <p>Amber</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	
12. To reduce the need to travel, encourage	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments:</p> <p>Site is excellently situated for bus services but is</p>

sustainable transport options and make the best use of existing transport infrastructure.	12b) Is there a range of services and facilities within a reasonable distance?	In part	remote from the Metro. Although distant from a district centre there are a fair range of services and facilities offered locally in Seaton Burn. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation:

			n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is open space the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	No	Comments: The site is designated as open space therefore

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	development here would result in a loss. It is not located within the Green Belt, but it is adjacent to the west. The site is within the 300m catchment of accessible greenspace, which is of an acceptable stan
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: Replacement open space will be required within the same area of the borough. RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west of the borough and forms a break between Seaton Burn and Wideopen. This is quite significant as many of these small settlements have expanded and merged together. It has residential development to the north and south, which are suitable as family homes. Adjacent to the site are two locally registered buildings where are associated with the former school. In this landscape, residential
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			development would be inconsistent with the surrounding residential grain.
			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: Northern part of the site located in FZ2 and 3. Exception Test would be required.
	17b) Is the site free from historic recorded flood events?	In Part	Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	RAG outcome: Red
18. To avoid the loss of the area's best and most versatile agricultural land	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of	In part	Mitigation needed to avoid potential increase to

and bring contaminated land back into beneficial use.	contamination?		levels of contamination.
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	<p>Mitigation:</p> <p>A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome:</p> <p>Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	n/a	<p>Comments:</p> <p>Different types of employment will be affected by noise pollution in different ways. Noise pollution may or may not increase depending on the type of employment land developed and would need to consider surrounding residential areas.</p> <p>Mitigation:</p>
	19b) Would development avoid creation of noise pollution?	In part	

			Design and layout techniques which include sound insulation.
			RAG outcome: Amber

Site number 142, Land at Burradon Road/Front Street		Potential Use 1) Residential	
Total Site Area (ha): 0.65		Ward: Camperdown	
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation:

			n/a
			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: Residential development will support jobs in construction and related industries and also bring new residents to improve the prosperity of the area, which suffers from some employment deprivation. Mitigation:
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	Green
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
	5d) Is there ease of access to existing educational facilities?	yes	RAG outcome: amber
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	

7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site appears a vacant greenfield site.
	7b) Will the development create a quality environment in which to live and/or work?	Yes	Developing the site for residential in a residential area would help create a quality environment in which to live and help to reduce the fear of crime or anti-social behaviour by bringing the site into active use
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote	Yes	

targeting action to reduce health inequalities.	active and healthy lifestyles?		Mitigation:
	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities. RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: A range of facilities and services are within 750m of the site that would help meet the needs of future residents. Bus stops are close to the site (less than 250m). Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
	ENVIRONMENTAL		
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any	In Part	

	watercourse or water body?		before it exits site.
			RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	<p>Comments:</p> <p>Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is open space, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation:</p> <p>Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p>
	11b) Could development help to minimise emissions of greenhouse gases?	No	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a fair range of services and facilities offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	In part	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
			RAG outcome: Green
13. To avoid adverse	13a) Would development avoid potential damage to designated	Yes	Comments:

effects to the areas ecological network, including designated wildlife sites and protected species.	wildlife sites?		Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is open space the net impact on waste generation from the site will increase.
	14b) Can development help to minimise waste generation?	No	Mitigation: encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.

			RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, which is of an acceptable standard.
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in the north west of the borough in the settlement of Annitsford. Currently this area of undeveloped land has later twentieth century development to the south and west as well as a railway line to east. Whilst this area of space many contribute to the local landscape the continuation of residential development, providing it is designed well, will not have a negative impact. There are no
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

of place.			heritage constraints on the site. Mitigation: Amber RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: No known flood issues.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design. RAG outcome: Amber
17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part		
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use.
	18b) Would development avoid potential increase to levels of contamination?	In part	

land back into beneficial use.	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Potential increase level of contamination would be mitigated against. RAG outcome: Green
	19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution? 19b) Would development avoid creation of noise pollution?	In part n/a Comments: Potential noise pollution. Residential development would not increase noise levels. Mitigation: Design and layout techniques which include sound insulation for eligible properties. RAG outcome: Green

Site number 142, Land at Burradon Road/Front Street			Potential 2) Employment
Total Site Area (ha): 0.65	Ward: Camperdown		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	In part	Comments: This development would help to improve employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: Not scored highly due to being adjacent to a residential area and could overall have a detrimental impact on creating a harmonious community. Mitigation:
	7b) Will the development create a quality environment in which to live and/or work?	No	

community activities.	7c) Will the development encourage the involvement of local people in community activities?	In part	Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: n/a RAG outcome: Green
9. To afford everyone in	9a) Are there a range of facilities and services in the vicinity to	In part	Comments:

the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	support potential growth from the development?		A range of facilities and services are within 750m of the site that would help meet the needs of future residents. Bus stops are close to the site (less than 250m). Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	
11. Adapt to the impacts of climate change whilst	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an

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.	11b) Could development help to minimise emissions of greenhouse gases?	No	increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is open space, the net impact on greenhouse gas emissions is likely to increase.
			Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a fair range of services and
	12b) Is there a range of services and facilities within a reasonable	In part	

best use of existing transport infrastructure.	distance?		facilities offered locally. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	<p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process</p> <p>RAG outcome: Green</p>
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one.</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	<p>It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p>

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site is open space the net impact on waste generation from the site will increase. Mitigation: encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, which is of an
	15b) Would development avoid any impact upon areas of Green	Yes	

infrastructure as a community.	Belt?		acceptable standard.
	15c) Would the site afford sufficient access to existing green space?	Yes	Mitigation: n/a
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: The site is located in the north west of the borough in the settlement of Annitsford. Currently this area of undeveloped land has later twentieth century development to the south and west as well as a railway line to east. Employment development on this site would be inconsistent with the surrounding residential grain and not contribute to the character of the area. There are no heritage constraints on the site. Mitigation: Red RAG outcome: Red
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	No	Comments: No known flood issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.
			RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	n/a	Comments: Greenfield site potentially contaminated but would help to avoid the loss of the best and most versatile agricultural land. Air Quality assessment and Contamination assessment required.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas.

			<p>Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p> <p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: No increase in noise levels. Noise assessment required.</p>
	19b) Would development avoid creation of noise pollution?	n/a	<p>Mitigation: Any potential disturbance from aircraft noise can be mitigated against through good design.</p> <p>RAG outcome: Green</p>

Site number 143, Site at Western Terrace (east)		Potential Use 1) Residential	
Total Site Area (ha): 0.10	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome:
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	Not Applicable
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. However, potential loss of jobs from loss of club.

			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. However, some small-scale job loss from loss of club. Mitigation: n/a RAG outcome: Amber
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: Nho link to tourism.
			Mitigation: n/a

			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a
	5c) Will development provide and support high quality education facilities?	In part	RAG outcome: amber
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing.
	6b) Will development contribute towards an adequate supply of affordable housing?	No	Mitigation: Further work necessary to determine constraints on viability and explore options for delivery

			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is currently a social club that could offer community activities but the the development for residential could also bring positive benefits for the community with an increase in residents to the area to help increase natural surveillance and thro
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as
	8b) Is the site well located in relation to established green	Yes	

healthy lifestyles, while targeting action to reduce health inequalities.	infrastructure, open space and built sports facilities to promote active and healthy lifestyles?		is accessible green space.
	8c) Would development avoid loss of existing open space?	YesNo	Mitigation: Ensure contributions for healthcare facilities.
			RAG outcome: Green
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.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is connected to a limited range of local community facilities but there is a local Post Office and local shops (including John Willie Sams Centre) within 500m.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:

	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. 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.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

			RAG outcome: Amber
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Future of ECML crossing to be considered.
			RAG outcome: Green

13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a
			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	In part	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction and demolition waste. Adequate and well located waste

			<p>storage and recycling facilities should be planned into the design to reduce waste during the life of the development.</p> <p>RAG outcome: Amber</p>
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	<p>Comments: The site is not designated as open space or located within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is of a low value and quality.</p> <p>Mitigation: High quality accessible greenspace should be included as part of any new development scheme.</p> <p>RAG outcome: Green</p>
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	<p>Comments: The site is located within the north west area of the borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. The original Edwardian club is of</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

<p>environment, maintaining and strengthening local distinctiveness and sense of place.</p>			<p>some interest but the later alterations and extensions have reduced its significance. The loss of this building would have a minor impact and further residential development would be coherent with the character of the surrounding area.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
<p>17. To reduce Flood risk to people and property.</p>	<p>17a) Is the site free from any source of flooding?</p>	<p>Yes</p>	<p>Comments: No known flood issues.</p>
	<p>If no, which type?</p>		
	<p>17b) Is the site free from historic recorded flood events?</p>	<p>Yes</p>	<p>Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.</p>
	<p>17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)</p>	<p>In Part</p>	<p>RAG outcome: Green</p>

18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use. Contamination assessment Gas assessment required-within 250m of former colliery and landfill. Mitigation: Potential increase in contamination would be mitigated against. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels from residential development. Noise assessment required. Mitigation: Design and layout techniques which include sound insulation for eligible properties. RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	

Site number 143, Site at Western Terrace (east)			Potential 2) Employment
Total Site Area (ha): 0.10	Ward: Weetslade		
ECONOMIC			
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.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Use of this site for employment uses would positively contribute to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	Yes	RAG outcome: Green
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	Yes	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: Employment uses would contribute to job creation.
			Mitigation: n/a

			RAG outcome: Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: This development would help to maintain employment and the economy in the Borough and in this particular area.
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	n/a	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	In part	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	n/a	Comments: All development has the potential to contribute to

and training opportunities.	5b) Will site development provide for training opportunities and skills development in the local community?	In part	growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome: amber
5d) Is there ease of access to existing educational facilities?	n/a		
SOCIAL			
6. Housing Needs - 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.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	No	Comments: Development of site for non-residential use will not make any contribution to the housing needs of the borough. Mitigation: RAG outcome: Red
	6b) Will development contribute towards an adequate supply of affordable housing?	No	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: Loss of a social club in a residential area would be considered to have an overall detrimental impact on the local community. Mitigation: Ensure sufficient community facilities within or near
	7b) Will the development create a quality environment in which to live and/or work?	No	
	7c) Will the development encourage the involvement of local	In part	

community activities.	people in community activities?		the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Red
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but likely that new employees would use such facilities near their home address rather than work. Built sports facilities are within a suitable catchment, as is accessible green space, should workers want to use them. Mitigation: n/a RAG outcome: Green
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	
	8c) Would development avoid loss of existing open space?	YesNo	
9. To afford everyone in the Borough with	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: The site is connected to a limited range of local

equality of access to the range of community facilities and services they require in meeting their needs.	9b) Is the site easily accessible and well served by public transport?	Yes	community facilities but there is a local Post Office and local shops (including John Willie Sams Centre) within 500m.
			Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	Mitigation:
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without
	11b) Could development help to minimise emissions of	In part	

<p>contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>	<p>greenhouse gases?</p>		<p>appropriate design and sustainable construction methods applied to the scheme. However, this site is currently in active use suggesting the net impact on greenhouse gas emissions may be low or nil.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p>	<p>Yes</p>	<p>Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of</p>
<p>12b) Is there a range of services and facilities within a reasonable distance?</p>	<p>Yes</p>		

transport infrastructure.			potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process. Future of ECML crossing to be considered.
			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.
			Mitigation: n/a

			RAG outcome: Green
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As an existing developed site the net impact on waste generation from the site is likely to neutral or positive.
	14b) Can development help to minimise waste generation?	In part	
15. To maintain and enhance areas of Green	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located

Belt and network of multifunctional green infrastructure as a community.	15b) Would development avoid any impact upon areas of Green Belt?	Yes	within the Green Belt. It is within the 300m catchment of accessible greenspace, however it is of a low value and quality.
	15c) Would the site afford sufficient access to existing green space?	In part	Mitigation: High quality accessible greenspace should be included as part of any new development scheme.
			RAG outcome: Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: The site is located within the north west area of the borough. It is within a residential street with terrace style housing of a variety of ages, continuing into larger properties. The original Edwardian club is of some interest but the later alterations and extensions have reduced its significance. The redevelopment of this site for employment development would not be in keeping with the surrounding residential grain and would therefore not have a positive impact on the character of the landscape.
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	No	

			Mitigation: Red
			RAG outcome: Red
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	Yes	Comments: No known flood issues.
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: SuDS would have to be incorporated into the site design to ensure that surface water is managed on site. FZs would need to be avoided in site design.
			RAG outcome: Green
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Whilst potentially contaminated the site is currently in beneficial use.
	18b) Would development avoid potential increase to levels of contamination?	Yes	
	18c) Would development avoid the loss of the best and most	Yes	Mitigation: A detailed site investigation must be carried out to

use.	versatile agricultural land?		<p>establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.</p>
			<p>RAG outcome: Green</p>
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	<p>Comments: No increase in noise levels. Any potential disturbance from aircraft noise can be mitigated against through good design.</p>
	19b) Would development avoid creation of noise pollution?	n/a	
			<p>Mitigation: Design and layout techniques which include noise insulation.</p>
			<p>RAG outcome: Green</p>