



North Tyneside Council

Working in partnership with
CAPITA



North Tyneside Council

Green Belt Review

October 2015

North Tyneside Green Belt Review 2015

Scoping Paper, Methodology and Assessment

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1 Introduction

- 1.1 Green Belt is a nationally prescribed planning designation the principle of which is to keep land permanently open to prevent urban sprawl, creating a sense of openness and preventing the conjoining of urban areas. The principle of a Green Belt has been in existence in the London area since the 1930s and was formally brought into being in the rest of the country in 1947 as a tool to shape and influence the patterns of development around major conurbations. Green Belt policy has been one of the few planning designations that have been passed down by successive governments without significant change.
- 1.2 A Green Belt can shape patterns of urban development at a sub-regional and regional scale, helping to ensure that development occurs in locations that have been allocated in development plans. The Green Belt also protects the countryside and land used for agricultural, forestry or other rural purposes. Ultimately Green Belt can assist in moving towards more sustainable patterns of urban development.
- 1.3 This report presents the results of a review completed by North Tyneside Council as to the future of the Green Belt in the borough to inform Local Plan production.
- 1.4 A Draft Report, published in February 2015, accompanied the Local Plan Consultation Draft 2015, which sets out a suggested level of housing, employment and retail growth to be planned for and the potential sites to meet that growth. The revised review sets out the final assessment and provides the evidence for the Pre-Submission Draft of the Local Plan, ultimately supporting the process towards submission, examination and adoption.
- 1.5 Through the Local Plan process, no changes are proposed to the North Tyneside Green Belt. The borough does not exhibit any exceptional circumstances, such as a shortage of land for housing delivery or major infrastructure requirements that would advocate the need for change to the existing boundaries of the Green Belt, as designated through the previous Unitary Development Plan (UDP).
- 1.6 This review is necessary to form part of the technical evidence base that supports the Local Plan and which enables the Council to demonstrate the reasons that support each decision that is taken. Ultimately this evidence, together with a wide range of information relating to both the constraints and future requirements of the Borough that will impact upon growth and development to 2032, provides justification for the Council's approach to the Green Belt and enables progress towards a sound Local Plan, timetabled for adoption in 2016/17.
- 1.7 This review is split into the following broad sections:
 - The purpose of Green Belt as defined by national planning policy;
 - A history of the designation in North Tyneside;
 - The necessity for a review;
 - An in-depth outline of the methodology used; and,
 - The Final results and conclusions reached.

2 Purpose of the Green Belt

- 2.1 The idea of maintaining a ‘belt’ of open land around urban areas originated in 1935 when the Greater London Regional Planning Committee proposed an idea “...to provide a reserve supply of public open spaces and of recreational areas and to establish a green belt or girdle of open space.” The 1947 Town and Country Planning Act allowed local authorities around the country to incorporate green belt proposals in their first development plans.
- 2.2 Following this legislation, the ‘Metropolitan Green Belt’ around London was established in the late 1940s. Subsequently Circular 42/55 invited local planning authorities to consider whether it would be appropriate to establish a Green Belt as part of the strategic planning process and this was followed by a number of other examples over the coming decades.
- 2.3 After the original Metropolitan Green Belt, the majority of Green Belt designations are focussed around the major conurbations, including: Manchester; Liverpool; and West and South Yorkshire. There are also examples of Green Belt for cities of great historic importance including: Oxford; Cambridge; and, York. The designation and extent of Green Belt across the North East has developed since the 1960s; this narrative is explained further in Section 3. Ultimately this has led to a position that, by 2010, there were 1,639,560 hectares (ha) of designated Green Belt in England, approximately 13 per cent of the overall land area.
- 2.4 Previously, national planning policy in relation to the Green Belt was set out in Planning Policy Guidance note 2 (PPG2), ‘Green Belts’. This policy guidance has now been replaced by the consolidated National Planning Policy Framework (NPPF), introduced in March 2012, but the current approach remains broadly in line with that of the former PPG2.
- 2.5 NPPF, paragraph 79, states that the fundamental aim of Green Belt policy is to: “prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.” In this objective there are five key purposes of the Green Belt and these are the criteria which form the crux of this review. Outlined in NPPF paragraph 80, the purposes are:
- To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and,
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.6 Green Belt can only be designated through the development plan process and any subsequent changes, whether additions, deletions or minor changes can only be made through any subsequent review of that Plan. However, in the initial designation of Green Belt land and then in making any subsequent change, it has to be demonstrated that the purposes set out in NPPF are being fulfilled.
- 2.7 Local authorities must take into account a number of considerations in defining Green Belt boundaries. NPPF (para.85) includes a requirement to: “ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development”; and, to “define boundaries clearly, using physical features that are readily recognisable and are likely to be permanent.”

- 2.8 After a local planning authority has defined a Green Belt they should plan positively to enhance beneficial use, such as: looking for opportunities to provide access, recreation and leisure; enhancing landscapes, visual amenity and biodiversity; or, to improve derelict land. Once designated there is a general presumption against inappropriate development in Green Belt, unless very special circumstances can be demonstrated to show that the benefits of this development will outweigh the harm caused.
- 2.9 Once designated, Green Belt boundaries may only be altered "in exceptional circumstances, through the preparation or review of the Local Plan" (NPPF, para.83). At that time, the LPA should consider the Green Belt boundaries, having regard to the intended permanence in the long-term. Due to the strength of this policy, it is essential that boundaries endure beyond the plan period, something which is complemented by the potential to consider the designation of safeguarded land.

3 North Tyneside Green Belt

- 3.1 The North Tyneside Green Belt covers an area of 1,650ha, a significant part of the northern fringe of the borough which amounts to 20% of overall land area. The Green Belt boundary runs west to east, separating the settlements of Seaton Burn, Wideopen, Killingworth, Backworth, Earsdon, Monkseaton and Whitley Bay from Northumberland by providing a buffer to the north. Annitsford and Dudley lie beyond this buffer and are enveloped by both the North Tyneside and the adjacent Green Belt for Northumberland. A range of farms, small groups of buildings and minor areas of residential development are 'washed over' by the current policy designation.
- 3.2 In conjunction with the other designated Green Belts in the North East, the North Tyneside Green Belt performs a wider sub-regional role in preventing conglomeration of the Tyne and Wear conurbation with other outlying urban areas in the region. There is a network of Green Belt to the north of the Tyne, comprising North Tyneside, Newcastle and Northumberland, which is supplemented by that to the south of the Tyne in Durham, Sunderland, South Tyneside and Gateshead.
- 3.3 Map 1 illustrates the extent of the borough which is covered by the North Tyneside Green Belt and Map 2 then shows this in the wider sub-regional context (both of these maps can be viewed at the end of this section).

Document Review

- 3.4 The evolution of the North Tyneside Green Belt has been complex in nature, involving numerous different plans, undertaken by various authorities, at differing geographical scales, over a lengthy time period. The following section takes the form of a document review and is an attempt to present this history in a simple manner, outlining the role and outcome of each strategy.
- 3.5 A Green Belt has been maintained around the Tyne and Wear conurbation since the 1960s, extending, initially, to the north and west of Newcastle and along the Tyne Valley. A limited section of this original area extends into what is now North Tyneside, between the A1(m) and Seaton Burn and also around the Church of the Sacred Heart at North Gosforth.

Tyne and Wear Structure Plan

- 3.6 Following local government reorganisation in 1974, North Tyneside was incorporated into a two-tier local government system. Tyne and Wear County Council was responsible for preparing the upper-tier of the development plan, the 'Structure Plan', with each of the five metropolitan boroughs having to develop a Local Plan for their own area. As part of this, the County Council produced a number of development plans to provide the strategic planning framework for the Tyne and Wear area, including:
- Tyne & Wear Structure Plan (1981);
 - Tyne & Wear Green Belt Local Plan (1985); and,
 - Tyne & Wear Minerals Local Plan (1989).
- 3.7 The previously designated area of Green Belt around Seaton Burn (see above) was confirmed as statutory by the Tyne and Wear Structure Plan, but no further additional areas of Green

Belt were created in the borough within North Tyneside. A proposed extension, to cover a much larger area of the borough, was put forward as part of an alteration to the T&W Structure Plan however the Secretary of State did not allow the Structure Plan alteration to proceed to adoption because of the impending abolition of the County Council.

North Gosforth/Dinnington Local Plan

3.8 In 1987 the North Gosforth/Dinnington Local Plan was adopted by Newcastle City Council. This plan covered an area that was formerly within the administrative boundary of Newcastle City but was transferred to North Tyneside Council prior to the adoption of the Newcastle City UDP. This change followed a reorganisation of local authority boundaries. The adoption of this Local Plan confirmed the Green Belt in the small area around the Church of the Sacred Heart, North Gosforth.

North Tyneside Unitary Development Plan

- 3.9 The provisions of the Local Government Act 1985 introduced the new system of Unitary Development Plans (UDP). The UDP replaced the previous two-tier system of 'Structure Plan' and 'Local Plan' which operated in Metropolitan County Council areas. On the abolition of Tyne and Wear County Council in 1986 each metropolitan district had to prepare a Unitary Development Plan; a plan which was required to include both strategic policies (Part I) and more detailed policies (Part II).
- 3.10 The North Tyneside UDP was developed during the 1990s, a process which culminated in adoption in March 2002. Following this decision, the UDP became the statutory development plan for the borough. The UDP set out the requirements for growth, the land-use allocations and the policies for the improvement and protection of the environment and management of transport across the borough. Importantly, adoption of the UDP finally confirmed the current extent of the North Tyneside Green Belt, as shown at Map 1.
- 3.11 This completed a sub-regional network of Green Belt as, during the 1980s and 1990s, areas of land were designated and established through the adoption of Local Plans for the adjoining local authorities of Newcastle City, Castle Morpeth and, Blyth Valley. The adoption of each Local Plan confirmed and supplemented designations made through the Tyne and Wear Structure Plan.
- 3.12 In addition to the designation of the overall extent of the Green Belt, the UDP also identified strategic areas of land that, whilst not allocated for development over the plan period (to 2006), were to be protected for the potential long term development needs of North Tyneside. This is known as 'safeguarded land' and includes significant areas of land between the Green Belt and the existing urban area, including at Killingworth Moor and around Murton village. UDP Policy E21 identifies that this land is to be: "maintained in its open state for at least the plan period." However, it is important to appreciate that the safeguarded land is not considered to form part of the North Tyneside Green Belt, differing in role and objectives and having a much stronger relationship with the built up area.

Regional Plans and Strategies

3.13 Despite the lengthy process towards adoption of the North Tyneside UDP, the principle of a Green Belt around the Tyne and Wear conurbation has long been part of government's strategic planning policy at a regional level. To this effect, 'Regional Planning Guidance for the

North East to 2016' (RPG1, 2002) included a section entitled 'Green Belt and Open Land' and highlighted the role and purpose of the Green Belt throughout the region as being to: "safeguard the countryside from encroachment and check the unrestricted sprawl of Tyneside and Wearside." Specifically with regard to this borough it highlighted the need to: "check urban sprawl around and prevent the merging of North Tyneside with Cramlington or Blyth."

- 3.14 RPG1 was replaced by the Regional Spatial Strategy (RSS, 2008), a plan which, until revocation in April 2013, formed the backbone of guidance and policy for the North East of England. Once again, the aim is to safeguard the countryside and check unrestricted sprawl, specifically by preventing the merging of North Tyneside with Cramlington and Blyth. It was also highlighted that the Green Belt has an important role to play in assisting urban regeneration by encouraging the re-use of derelict and urban land.
- 3.15 As such, following this lengthy and complex process, it was only on adoption of the Unitary Development Plan (UDP) in 2002 that the current Green Belt for North Tyneside was formalised.

Recent Sub-Regional Context

- 3.16 Over recent years, Green Belt boundaries in the North East have been reviewed and reconsidered by a number of local authorities. Principally this has been in the context of providing more land for development in order to meet the growth requirements, a process known as planning to meet objectively assessed need. In this context, neighbouring local authorities are considering changes to their Green Belt boundaries through each respective Local Plan process.
- 3.17 Over a number of years, Newcastle City Council and Gateshead Council undertook a process of preparing a joint strategic plan, a document known as the 'Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030'. This proposed a number of deletions to the Green Belt in order to identify enough land to meet the objectively assessed need for development in each area. Following the process of the formal examination to consider soundness by the Planning Inspectorate, including undertaking hearing sessions during summer 2014, the 'One Core Strategy' was formally adopted in July 2015. Further details are available [here](#). Following adoption the previous boundaries to the Green Belt, both in Newcastle and Gateshead, have been amended.
- 3.18 Northumberland County Council is also undertaking the process of Green Belt Review as the authority works towards the next stage of consultation on the emerging Local Plan. Again the 'Northumberland Local Plan Core Strategy' proposed a number of amendments to the existing Green Belt, with details on this emerging process are available [here](#).
- 3.19 The changes, both now adopted and proposed, at sub-regional level, will have an impact upon the scope of the Green Belt in the North East. As a crucial strategic planning issue this is something that is being considered through the Duty to Cooperate process. Further discussion of the detail and implications of the changes in neighbouring authorities can be read in Chapter 7.

North Tyneside Planning Policy

- 3.20 North Tyneside UDP Policy E20 is the spatial expression of the former PPG2 Green Belt criteria which are then applied to the local context. This policy, and a range of supporting policies, set out the strategic objectives of North Tyneside Green Belt and give the criteria by the way in which proposals for development are assessed through the development management process. UDP Policy E20 is set out below:

E20 A Green Belt is defined which:

- (i) extends the existing Green Belt across the borough to the coast.
- (ii) checks the unrestricted spread of the built-up area of North Tyneside.
- (iii) prevents the merging of the following settlements: Killingworth with Wideopen, Dudley/Annitsford and Seghill; Shiremoor/Backworth with Seghill and Seaton Delaval/Holywell; Whitley Bay with Shiremoor, Seaton Delaval/Holywell and Seaton sluice.
- (iv) maintains the separate character of Seaton burn, Wideopen/Brunswick green, Dudley/Annitsford and Earsdon.
- (v) assists in the regeneration of the older parts of the urban area.
- (vi) safeguards the borough's countryside from further encroachment.

- 3.21 The emerging Local Plan continues to make protection of the Green Belt a priority. The Local Plan Consultation Draft (2013) and then subsequent Consultation Draft (2015) outlined a strategic policy for the role of the Green Belt (see S/3.1 below). Again this policy applies national policy, now the NPPF criteria, to local circumstances:

S/3.1 The Green Belt

The Green Belt in North Tyneside as defined on the Policies Map:

- a. Checks the unrestricted spread of the built-up area of North Tyneside; and,
- b. Prevents the merging of the following settlements: Killingworth with Wideopen Dudley/Annitsford and Seghill; Shiremoor/Backworth with Seghill and Seaton Delaval/Holywell; Whitley Bay with Shiremoor, Seaton Delaval/Holywell and Seaton Sluice; and,
- c. Maintains the separate character of: Seaton Burn, Wideopen/ Brunswick Green, Dudley/Annitsford and Earsdon; and,
- d. Assists in the regeneration of the older parts of the urban area; and,
- e. Safeguards the Boroughs countryside from further encroachment.

- 3.22 On adoption, the following proposed Local Plan policy will replace that in the UDP. However this report and other associated work, such as that to determine the OAN, will provide the evidence to corroborate, or otherwise, this position as the policy is refined.
- 3.23 In light of the comments received through the consultation process in early 2015 this draft policy has been slightly amended for the Pre-Submission Draft. This is to provide clarity on the role at sub-regional level, specifically to prevent the merging of urban area in North Tyneside with Cramlington, an amendment requested by Northumberland County Council. As a result, the amended Policy (now renumbered as S1.5) now reads:

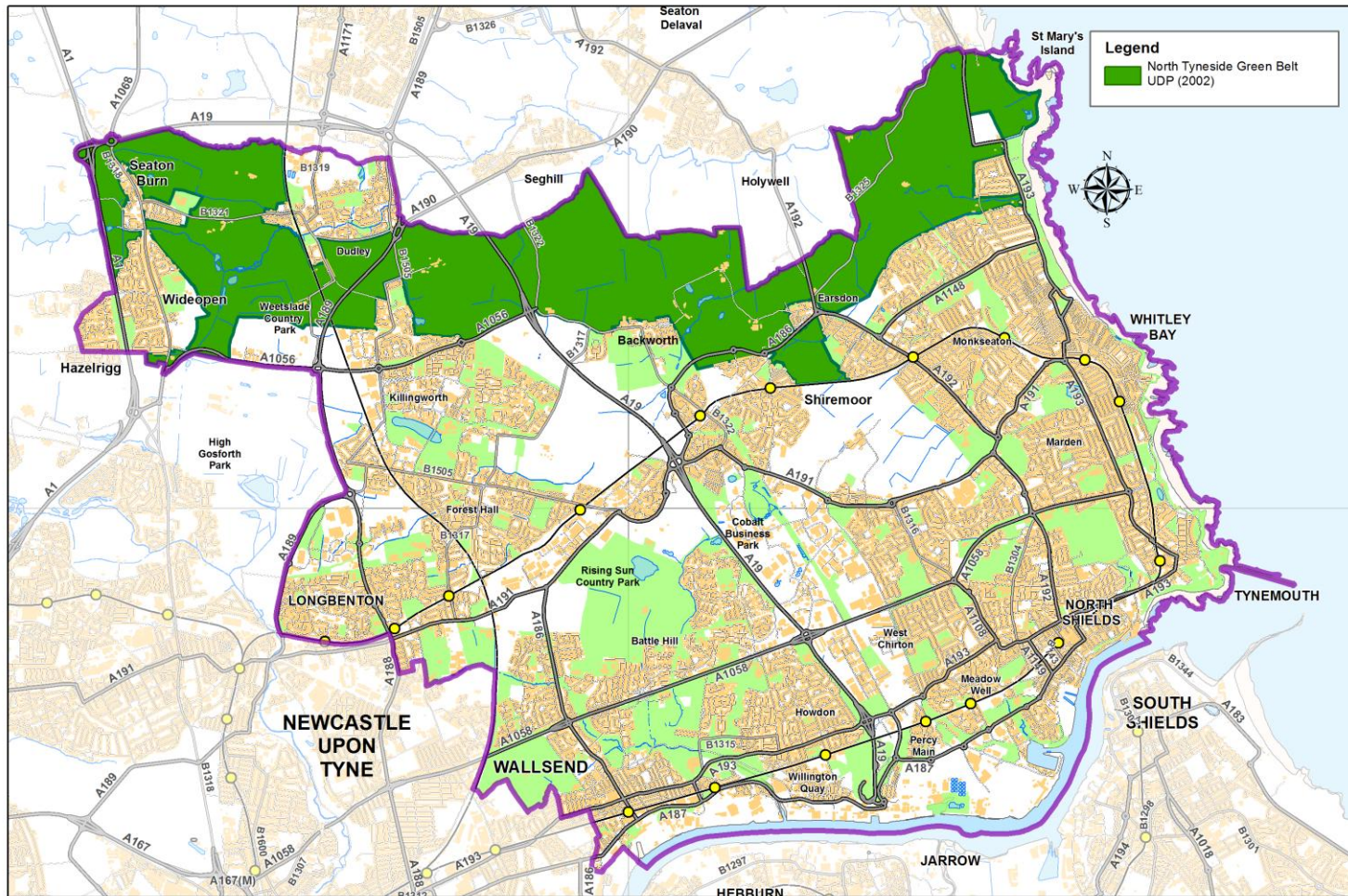
S/1.5 The Green Belt

The Green Belt in North Tyneside as defined on the Policies Map:

- a. Checks the unrestricted spread of the built-up area of North Tyneside; and,
- b. Prevents the merging of the following settlements: Killingworth with Wideopen Dudley/Annitsford and Seghill; Seaton Burn and Dudley with Cramlington; Shiremoor/Backworth with Seghill and Seaton Delaval/Holywell; Whitley Bay with Shiremoor, Seaton Delaval/Holywell and Seaton Sluice; and,
- c. Maintains the separate character of: Seaton Burn, Wideopen/ Brunswick Green, Dudley/Annitsford and Earsdon; and,
- d. Assists in the regeneration of the older parts of the urban area; and,
- e. Safeguards the Boroughs countryside from further encroachment.

- 3.24 This amendment is simply designed to provide further clarity, with no change proposed to the boundaries and extent of the Green Belt. This will be the final draft of the strategic Green Belt policy as taken forward to the submission stage, with no further amendments proposed by the Council.

Map 1 - North Tyneside Green Belt – UDP (2002)



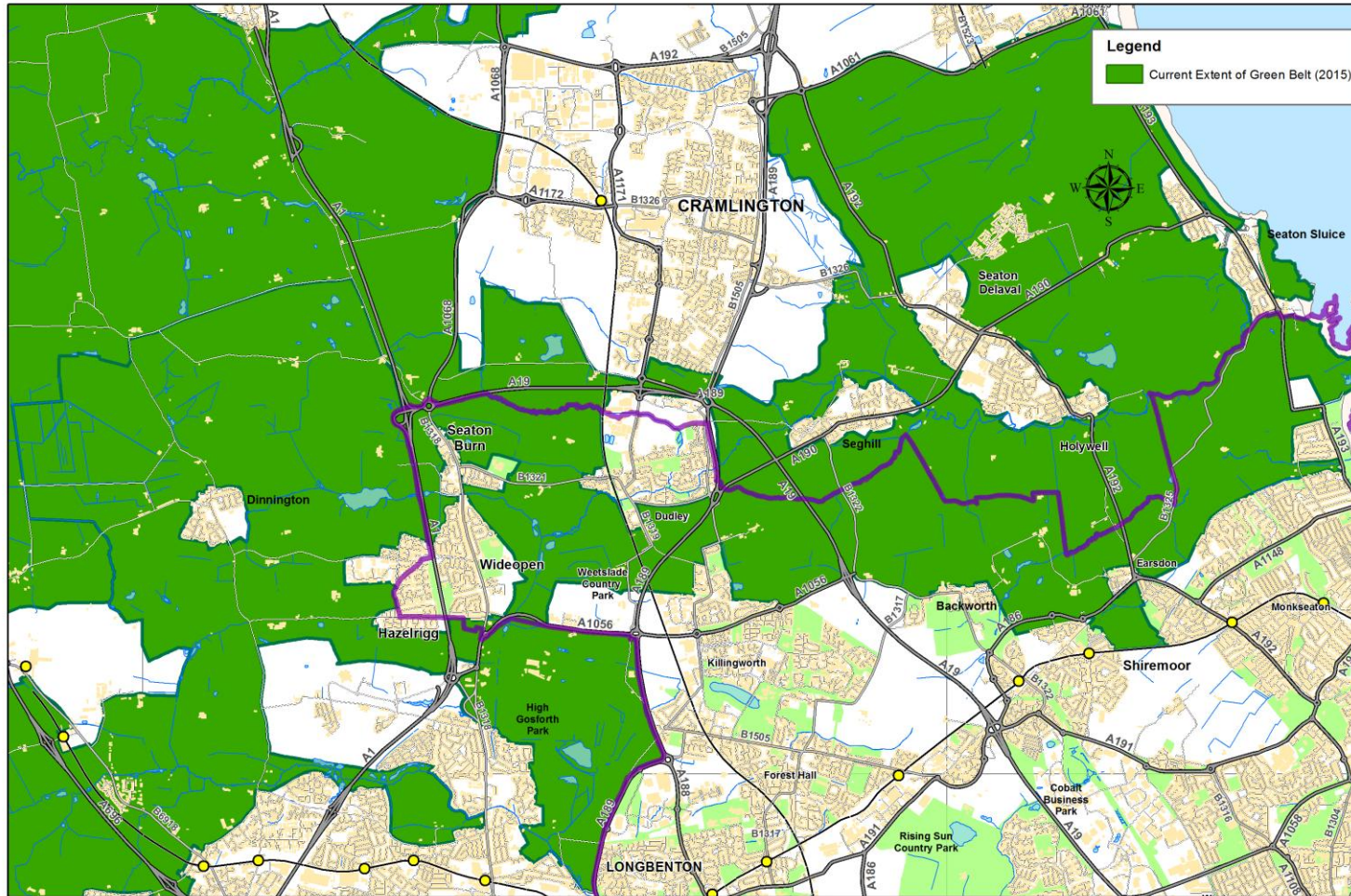
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**NORTH TYNESIDE GREEN BELT -
UNITARY DEVELOPMENT PLAN 2002**

0 0.375 0.75 1.5 2.25 3
Kilometers



Map 2 – Current North of the Tyne Green Belt (2015)



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NORTH OF THE TYNE GREEN BELT (2015)

0 0.375 0.75 1.5 2.25 3 Kilometers



4 The Overall Context for Review

- 4.1 The review of the existing Green Belt in North Tyneside is being carried out in accordance with national planning policy, set out in NPPF, and to provide evidence for North Tyneside Local Plan as it moves towards submission. Only through the Local Plan process can changes be made to existing Green Belt boundaries and this review has been prepared to support any case for change, whether that is extension, deletion or alteration or, otherwise, for maintaining the current and boundaries. Critically the role of this review is to identify whether there are currently any “exceptional circumstances” which would necessitate the release of Green Belt land.
- 4.2 This exercise is divided in two distinct, but interacting, strands:
- **Stage 1: Strategic Review** – do the requirements for growth over the plan period mean that Green Belt land needs to be considered for development purposes to 2032?
 - **Stage 2: Site Specific Review** – is the existing Green Belt in conformity with the aims and objectives of NPPF Green Belt criteria?
- 4.3 This former consideration is linked to work to determine the objectively assessed need for growth in the borough over the plan period and, also, to inform the selection of a range of sites for development allocated to meet this requirement. Both the scale of proposed development and the requirement to identify deliverable sites, could impact upon the Green Belt.
- 4.4 The latter stage involves an analysis of the boundaries and role of the existing Green Belt in relation to the five NPPF criteria. This would be used both to inform areas of potential release if Stage 1 identifies a shortage of land. Regardless of the outcome of Stage 1 this second stage will be carried out, with it confirming that the present Green Belt fulfils NPPF criteria and whether any other major issues that could require change can be identified.
- 4.5 In this, the need for a review will be looked at through the following elements:
- Delivery of the objectively assessed need for development (OAN);
 - Sustainability Appraisal (SA) process;
 - Duty to Cooperate (DtC) with neighbouring LPAs; and,
 - Local application of NPPF objectives for the Green Belt.
- 4.6 The flow diagrams at Figures 1 and 2 set out the stages for consideration of review of Green Belt land, including the aspects which are to be consideration at both strategic and local level. They are designed to try and assist the understanding of the steps taken throughout this process and which have led to the final conclusions.

Overview of Potential Outcomes

- 4.7 Following consideration of both Stage 1 and 2, recommendations are made as to the best way to proceed. Recommendations can refer to the whole of the North Tyneside Green Belt as a strategic entity or to individual parcels assessed through the analysis stage, including:
- Alterations to the existing Green Belt boundary (either deletion or addition); or,
 - No change necessary at all; and,

- Only if necessary, consideration of the role that safeguarded land should play over the plan period and beyond.

Alterations to Existing Boundaries

- 4.8 Any potential alteration to Green Belt boundaries are highlighted through the parcel assessments in Stage 2. Whether considered to be major or minor in scale, the fundamental reasons for such changes must be “exceptional” in line with the NPPF and will most likely result following consideration of matters related to OAN and DtC and/or through the SA process. Alteration would need to be accepted by a Planning Inspectorate through the Local Plan examination process.
- 4.9 Therefore, **whilst potential changes can be highlighted for further discussion or review only with the identification of exceptional circumstances would any change be progressed.** In such a circumstance, it is acknowledged that change to Green Belt boundaries could result in some harm to the overall objective of the designation and a major consideration in any evaluation is to ensure that the release of land would not have an unacceptable negative impact, either individually or on a cumulative basis.
- 4.10 Consideration of minor alterations to boundaries are also undertaken but it has to be appreciated these could still have a significant impact, particularly with regard to permanence over the plan period and beyond. There could be a range of possible reasons for such suggestions, including:
- To take account of physical changes and/or planning decisions and built development occurring since the original boundaries were drawn;
 - To correct any inconsistencies on the original UDP map;
 - Following examination, alternative boundaries would be far more recognisable and permanent;
 - To include or exclude small pieces of land contributing or not contributing to the purposes of the Green Belt; and/or
 - To ensure that the Green Belt boundary follows, wherever practicable, readily identifiable features on the ground which are likely to be permanent.
- 4.11 However, regardless of the scale of change, there is no distinction within NPPF so that if no exceptional circumstance can be identified then the existing Green Belt boundaries should not be amended.

Safeguarded Land

- 4.12 Through the Local Plan process a local planning authority can consider options for safeguarded land, i.e. in the case of North Tyneside, land that may be required to meet development needs after 2032. NPPF makes it clear this should only be done in certain circumstances, with paragraph 85 stating: “where necessary [*local authorities*], identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period.”

No Change Necessary

- 4.13 If there are no exceptional circumstances identified then no change will be required to the existing Green Belt boundary as designated by the UDP. Even if the assessment of individual parcels does offer scope for further investigation only on meeting this important and overriding criteria would a change be proposed through the Local Plan.

Figure 1 – Stage 1: Green Belt Appraisal – Strategic Review

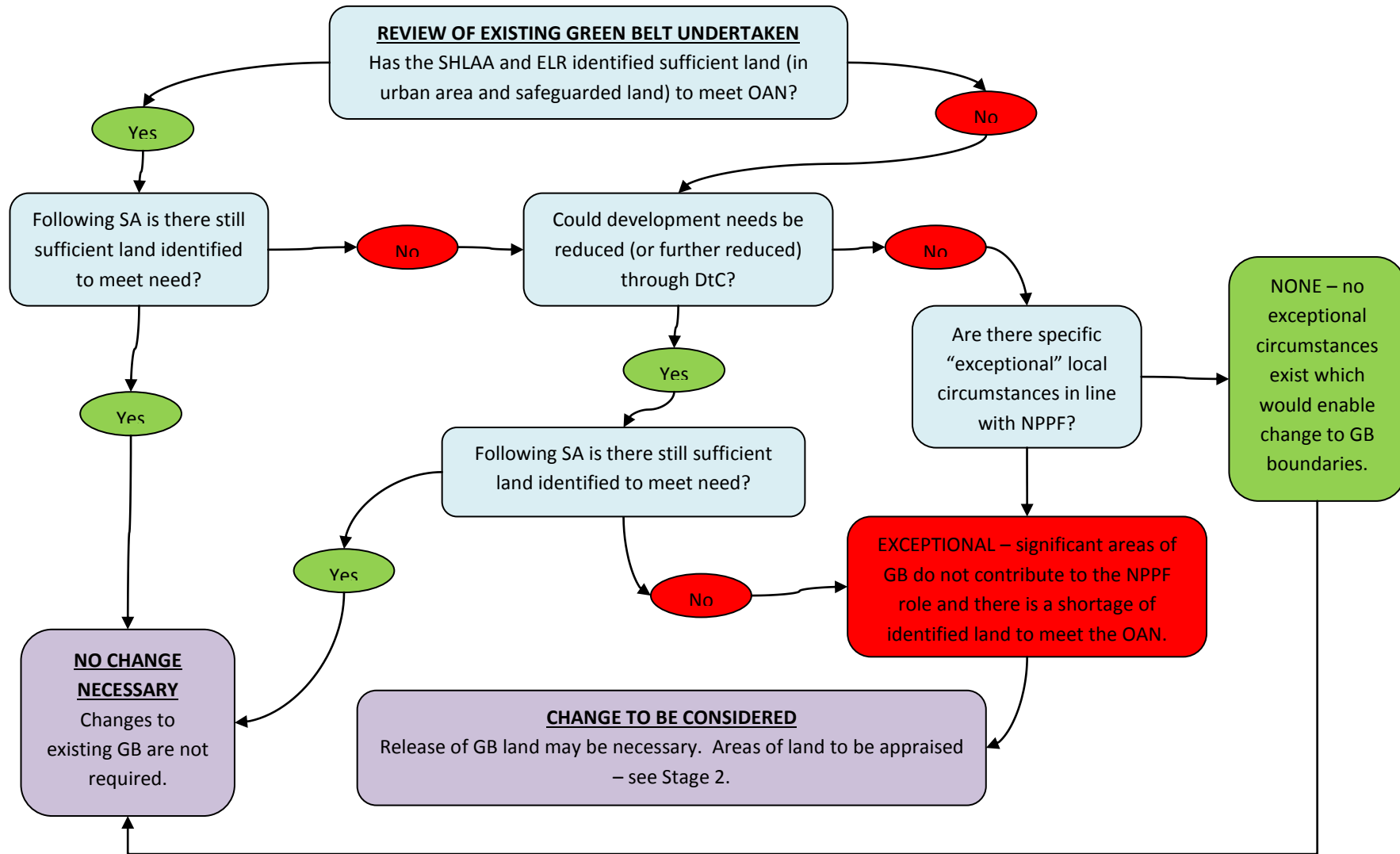
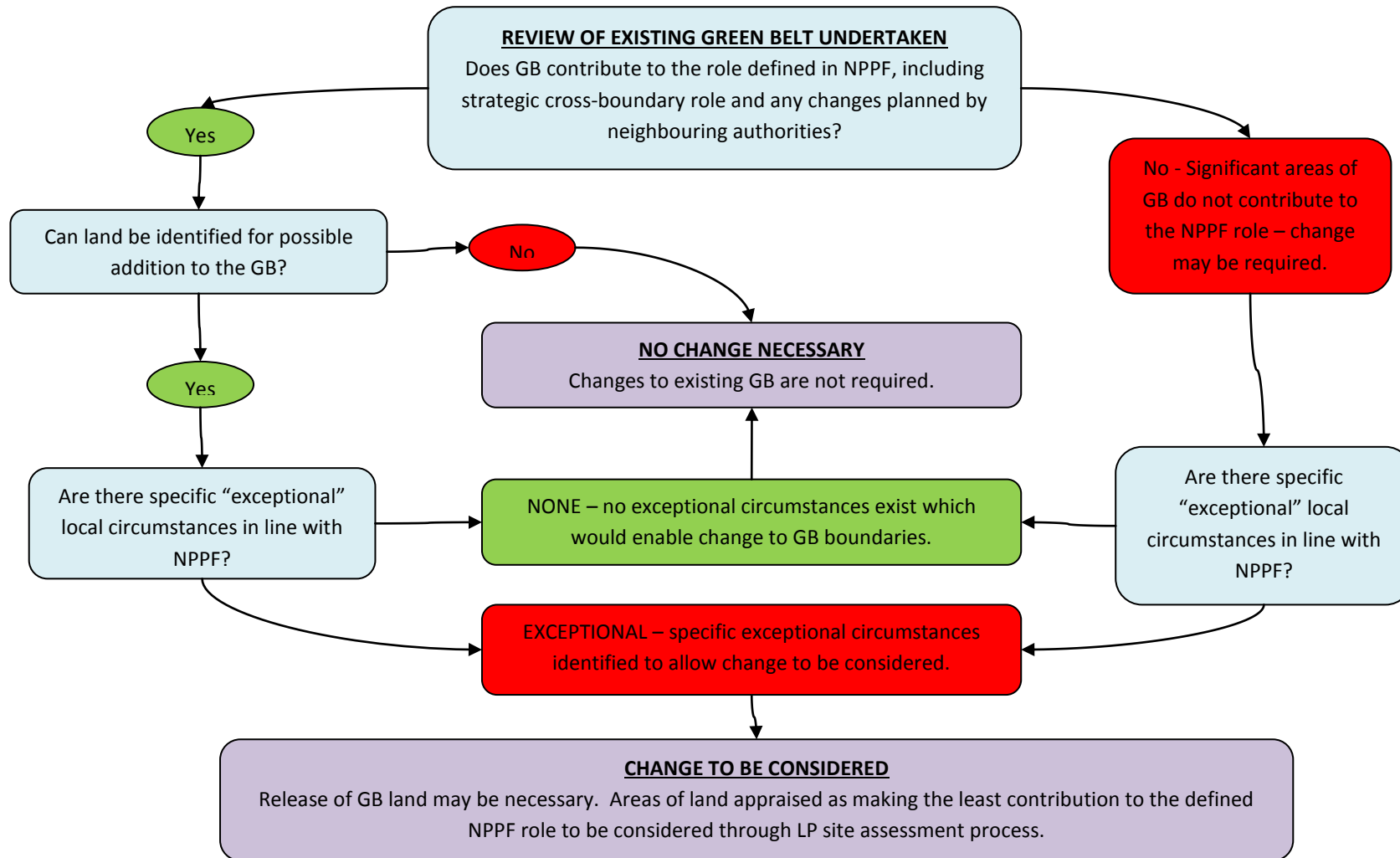


Figure 2 – Stage 2: Green Belt Appraisal – Site Specific Review



5 Stage 1 – Strategic Review

Identifying Land to Meet Objectively Assessed Need (OAN)

- 5.1 NPPF requires local planning authorities to meet the full ‘objectively assessed need’ for development in their local area (hereafter referred to OAN); this includes meeting requirements for housing, employment and retail development. The principle is to establish this need through a comprehensive understanding of future demographic change and the potential for growth, a process which includes working with neighbouring local authorities to ensure a coherent and sustainable sub-regional approach to development and strategic planning issues.
- 5.2 In the absence of an up-to-date Local Plan, as is the case in North Tyneside, requirements for OAN have to be based on an alternative source. During 2014 and 2015, further work has been carried out with regard to determining the OAN for North Tyneside. Guidance from the Planning Advisory Service (PAS) recommends that: “The CLG projections (which in turn are derived from the ONS population projections) provide the ‘starting point’ estimate of housing need.” The [Strategic Housing Market Assessment 2015](#) (SHMA) for the borough is supported by detailed [Household and Demographic Forecasts to 2032](#). The latter study develops a range of scenarios for potential growth in North Tyneside, based on a wide range of evidence.
- 5.3 Arc4 have led on preparation of the SHMA that provides up-to-date evidence of the housing requirements for the borough. Work for the SHMA included a borough-wide ‘household survey’ which has informed the overall need for affordable housing in North Tyneside. It also incorporates a series of ‘housing forecasts’ prepared by a specialist consultant (Edge Analytics). These forecasts are themselves informed by a range of demographic data, views on potential changes in migration and incorporate the implications for housing needs created by the suggested job forecasts prepared by Arup as part of the Employment Land Review (ELR).
- 5.4 The Local Plan Consultation Draft 2015 outlined the Council’s preferred option, in order to meet the identified OAN for new homes in the borough, as a strategy to delivery 16,632 new homes from 2011/12 to 2031/32, at an annual average of 792 new homes per year. A great deal of work has been necessary to arrive at this preferred scenario and, as part of the process, the options for future levels of growth were discussed at a stakeholder event held in October 2014. This session included participation from developers, landowners, agents, the statutory consultees, utility and service providers and other key interest groups who are active locally and nationally.
- 5.5 Following this, in March 2015 the Department for Communities and Local Government (DCLG) released further data for household projections. This is one of the crucial parts of the evidence to help local authorities determine the OAN for their local area. The information included the headline results of the Stage 1 based [2012-based household projections](#), along with supporting information and analysis.
- 5.6 This new evidence has had an impact on the OAN for North Tyneside. The result of this is that the requirement over the plan period has increased slightly from 792 to 828 dwellings per annum over the course of the plan period. This slight increase is principally the result of amendments to household forecasts as a result of increasing numbers of single-unit households. Over the life of the plan to 2032 this gives a total requirement of 17,388 additional homes; this is the requirement as outlined in the Pre-Submission Draft of the Local Plan.

- 5.7 Growth requirements are not simply concerned with residential development and during 2014/15 Arup has led in the preparation of an updated Employment Land Review (ELR) for the borough. The ELR focussed on developing three evidence-based scenarios for potential growth in the level of jobs within North Tyneside and then translated these into an amount of new floorspace which will be required and the area of land needed to enable development of that floorspace. The conclusions of this work have also been considered against market conditions and the attractiveness and suitability of both existing and potential new employment land. As a result, the ELR recommends provision of 146 hectares of land for economic development between 2014 and 2032.
- 5.8 The Strategic Housing Land Availability Assessment (SHLAA) and ELR are then required to inform on the land availability requirements to meet this need. The updated SHLAA 2015 has been able to identify a sufficient supply of additional land to meet anticipated development requirements over the plan period, providing sufficient land to provide a suitable range of options for development capable of meeting the identified needs for growth. A significant part of this viable potential supply is from capacity provided by UDP safeguarded land. This considerable supply has allowed a range of alternative sites to be considered and choices in the Local Plan site selection process.
- 5.9 The growth forecasts which inform the latest draft of the Local Plan include a range of assessments of the additional jobs to be provided over the plan period. The conclusions of the ELR and Local Plan process, in determining the balance of housing and employment to be provided in North Tyneside, has resulted in a target figure for jobs growth. This figure is then translated into a land requirement (in hectares) necessary to support this level of growth. The ELR has determined that there is currently an excess of existing available and suitable land that can meet this need. Therefore there has been no requirement to consider additional sites in the Green Belt.

Sustainability Appraisal Process

- 5.10 Through the Local Plan process, the sustainability of all potential sites that have been considered for allocation over the plan period have needed to be assessed. Sites have been identified through the SHLAA, ELR and other studies for a wide variety of potential land uses. The Sustainability Appraisal (SA) process considers which sites could have significant negative impacts on a range of objectives – economic, social and environmental – something which helps to filter out unsuitable sites.
- 5.11 The SA has been a key tool in selecting the development sites for the Pre-Submission Draft Local Plan, the Council's preferred sites for development. This work has been undertaken during late 2014 and throughout 2015, with SA assessments having concluded that these preferred allocations provide enough suitable, sustainable land in order to fulfil the OAN for the borough. As a consequence, there is no need to consider release of Green Belt land in order to meet the requirements for development in North Tyneside.

Duty to Cooperate - Cross-Boundary Implications and Considerations

- 5.12 The Duty to Cooperate (DtC) is a vital component of the planning system and is important in the need to carry out Green Belt review. The cross-boundary nature of Green Belt means it is a key strategic issue with a sub-regional role. Both Newcastle City Council, in tandem with Gateshead, and Northumberland County Council have undertaken a review of Green Belt

boundaries as part of the evidence base work for their respective Core Strategy (or Local Plan).

- 5.13 This review for North Tyneside has regard to reviews carried out by neighbouring LPAs, with whom Green Belt boundaries are shared, to ensure the approach and conclusions are based on a compatible methodology. The implications of Green Belt release in neighbouring areas, particularly in areas of land directly adjacent to the North Tyneside boundary, have to be carefully considered, notably in reflecting on the strategic role and long-term permanence of boundaries. Indeed, a decision to amend Green Belt in a neighbouring authority could impact upon the conclusion of this review. Proposals by neighbouring local planning authorities can be viewed in Chapter 7, an analysis which also highlights which sections of the North Tyneside Green Belt might be impacted.
- 5.14 The quantum of growth is another crucial aspect of the Duty to Cooperate (DtC) between North Tyneside and neighbouring local authorities, particularly Newcastle City Council and Northumberland County Council. This is important in ensuring that the implications of preferred growth in each area are taken into consideration to give a coherent approach to sub-regional housing and economic growth. The requirements for the borough as outlined in the Local Plan are proposed in the context of the DtC discussions and take into account the increased provision of housing, relative to past trends, in Newcastle and Northumberland.

Safeguarded Land

- 5.15 As outlined previously, the need to designate safeguarded land can be considered by the LPA through the Local Plan process. In North Tyneside, at present, some areas of UDP safeguarded land remain undeveloped and will be maintained as safeguarded land for the life of the next plan.
- 5.16 The SHLAA identifies a total capacity for new homes which exceeds that required over the Local Plan period. Added to this there is uncertainty about the likely scale of growth required after 2032, both in the borough and across the North East region. As a result of these factors, at the current time, it is not considered necessary to allocate any further safeguarded land through the Local Plan.

Stage 1 – Conclusions

- 5.17 This analysis of requirements in relation to land supply and the Green Belt provides robust evidence from which any future decisions about the extent and boundaries of the Green Belt in North Tyneside can be taken. Following consideration of OAN, DtC and SA it can be determined whether there is a need for any additional land above for development above and beyond that already identified.
- 5.18 In summary, **the level of growth preferred by the Council in the Local Plan can be accommodated without the need to release areas of Green Belt land.** The key outcomes from the Stage 1 assessment of strategic issues can be summarised as follows:
- The Local Plan Pre-Submission Draft (2015) has identified the OAN for the borough to 2032 at 17,388 new homes (828 per annum) with enough employment land to support at least 707 jobs per year.

- The 2015 SHLAA and ELR have identified a sufficient supply of additional land to meet these development requirements over the plan period. When taking into account the conclusions of the Sustainability Appraisal process, this supply of land is more than enough to enable a suitable and sustainable level of land allocation to meet requirements through the Local Plan.

5.19 As a consequence: **no exceptional circumstances can be identified with regard to the development needs and land supply of North Tyneside that would require a change to the boundaries of the existing Green Belt.**

5.20 As the Local Plan process is able to identify enough sites for future development needs this review can progress to Stage 2. This will consider the role of the North Tyneside Green Belt at site-specific level, in relation to the criteria and objectives of NPPF.

6 Stage 2a – Review of Site Changes since UDP Adoption

- 6.1 As the first part of the site-specific review it is important to understand the changes that have occurred within the boundaries of the Green Belt since formal designation in 2002. Although a relatively short period of time has elapsed since adoption of the UDP, changing circumstances could have an impact on the robustness and appropriateness of the boundaries and these are a factor which needs to be considered providing recommendations for the Local Plan.
- 6.2 This section will be divided into two sections, firstly a review of planning applications submitted since 2002, followed by consideration of ‘softer’ initiatives, projects and schemes. It is important to note that **this analysis considers proposals both within and adjacent to the Green Belt** as nearby development can have significant impacts.

Review of Planning Applications

- 6.3 Since 2002 there have been around 700 planning applications registered **within the current Green Belt boundaries or immediately adjacent** to the boundary. As above, those in the latter category warrant consideration given that any development could have an impact on the permanence of the adjoining boundary. The applications vary enormously in terms of the type and scale of development proposed, covering a number of different types of application.
- 6.4 Whilst there have been a large number of applications, there have only been a limited number which could have had a substantive impact on the role and function of the Green Belt. The majority of the applications over the time period have been concerned with individual dwellings in the Green Belt, or those immediately adjacent, and have been for small-scale change such as: house extensions; provision of a conservatories, dormer windows, fences or garages; or, otherwise, proposals for minor alterations to community or public buildings, including access arrangements to ensure compliance with disability regulations. These proposals, and subsequent development if undertaken, have a limited impact on both the strategic role of the Green Belt and the robustness of the boundary.
- 6.5 However there have been some applications for more major proposals over this timeframe, including applications for new-build development and for change-of-use. The following section outlines these examples in order that an assessment can be made of the impacts. If there are multiple applications linked to one proposal, such as an application for full planning permission and an associated application for listed building consent, only the most relevant has been identified. Similarly applications related to legal agreements, principally s106, have not usually been outlined, on the basis that the linked planning application will already have been cited.

Major Infrastructure Development

- 6.6 The UDP allocated a major site for residential development to the north of Shiremoor. This was part of the Northumberland Park-Shiremoor-West Allotment growth area that, on reaching fruition will see around 1,800 homes delivered. The ‘Earsdon View’ site lies just to the south of the Green Belt boundary and strategic infrastructure was required in order to help with delivering this wider scheme. A new road was provided in the form of the Shiremoor bypass which lies within the Green Belt boundary and was completed and opened from 2008 onwards.

Table 1 – Applications for Major Infrastructure Development

Application Ref	Description of Proposal	Decision	Notes
02/03238/LAR EG3	Construct new dual carriageway with roundabout and link roads, improve existing highway and roundabout, provide woodland and landscaping	Permitted	Within GB
03/01347/FUL	Temporary use of land for storage of clays for use in construction of Shiremoor bypass	Permitted	Within GB
03/02289/FUL	Phase 2 Shiremoor Bypass- revised application to relocate eastern end of Bypass away from Earsdon Village	Permitted	Within GB

Residential Development

6.7 The restrictions imposed by Green Belt designation means that any proposal for residential development is unlikely to be granted planning consent unless it meets special criteria as set out in the UDP policies. As such, there have been a very limited number of schemes approved since 2002; the examples are shown in Table 2.

6.8 However, there have been a number of applications for residential development immediately adjacent to the boundary; this includes examples of strategic residential developments being approved over this period. Such development could have an impact on boundaries and aspects of permanence however, in approving the planning permission, including at appeal, the impact on the adjacent Green Belt will have been considered. These notable on adjacent sites include:

- Earsdon View , Shiremoor – 590 dwellings (04/03816/REM) – a UDP housing site allocated at same time as Green Belt designation;
- East Wideopen – 330 dwellings (13/00198/FUL) – UDP housing allocation (as above);
- Wellfield – 200 dwellings (12/00687/REM) – UDP safeguarded land specifically excluded from the Green Belt with potential for development after the plan period (i.e. 2006).

Table 2 – Applications for Residential Development

App Ref	Description of Proposal	Decision	Notes
02/01463/FUL	Erection of 1 detached two storey house with garage	Permitted	Adjacent land
02/01465/REM	Erection of 5 detached two storey houses with garages (permitted by 01/01699/OUT)	Permitted	Adjacent land
03/01126/FUL	Development of 1 detached 2 storey house with garage on Plot 6 and new garage with access to rear of 10/12 Front Street. New access to a highway	Permitted	Adjacent land
04/01271/FUL	Residential development of 17 dwellings including conversion of agricultural buildings and new houses	Refused	Adjacent land
04/02703/FUL	Development of 14 dwellings incorporating new	Permitted	Adjacent land

	build and retention of existing structures and construction of new access		
04/03770/OUT	Erection of two detached dwellings, construction of a new access	Permitted	Adjacent land
04/03816/REM	Details of for erection of 587 houses and 150 flats, infrastructure etc (approved by 99/00875/OUT)	Permitted	Adjacent land
04/04191/FUL	Demolition of former garage and electricity substation building, erection of three dwellings, alteration to existing access	Refused	Within GB
05/01077/FUL	Development of 3 additional dwellings on previously approved scheme (04/02703/FUL)	Withdrawn	Adjacent land
06/00194/OUT	Outline planning application for residential development (575 dwellings), new access, including extension to Lockey Park recreation ground	Refused	Adjacent land
06/03017/OUT	Proposed 2 storey residential care home providing 42 private bedrooms and associated accommodation	Refused	Adjacent land
06/03788/FUL	Conversion into 6 maisonettes, 1 ground floor flat and 1 town house	Permitted	Adjacent land
07/02409/FUL	Convert former stables and barns to 3 dwellings and rebuild partial demolished outbuildings to form 1 dwelling	Permitted	Adjacent land
07/03464/FUL	Amendments to previously approved residential scheme (06/03788/FUL)	Permitted	Adjacent land
08/02065/FUL	Partial demolition and conversion of existing farm buildings to provide 3 self contained dwellings to be utilised as holiday let flats	Permitted	Within GB
08/02822/OUT	Provision of 30 flats for the elderly with warden accommodation and communal facilities	Permitted	Adjacent land
08/03479/FUL	Demolition of existing building and construction of residential dwelling and detached garage	Withdrawn	Adjacent land
09/02158/FUL	Demolition of existing derelict building and construction of residential dwelling and detached garage	Refused	Adjacent land
09/02537/FUL	Residential development including 279 residential units and a three storey 51 bed sheltered housing scheme, new access, landscaping and parking, diversion of right of way and extension to Lockey Park recreation ground	Refused	Adjacent land
09/03313/FUL	Demolition of existing structure and erection of a single detached dwelling house incorporating parking, guest house and landscaping/maintenance plan.	Withdrawn	Adjacent land
11/00022/FUL	Demolition of existing structure and erection of 7dwelling houses and 1 apartment	Permitted	Adjacent land
11/00107/FUL	Conversion of 3 existing barns to 6 residential dwellings	Permitted	Within GB
11/00226/OUT	Outline application for up to 200 dwellings with	Refused	Adjacent land

	associated garages, along with internal roads, open space, footpath, cycle routes and landscaping		
11/00460/OUT	Outline application for demolition of existing farm outbuildings, extension to retained farmhouse and erection of 9 dwellings with detached double garages	Refused	Adjacent land
11/00848/FUL	Conversion of a former electricity sub-station to a residential dwelling including the first and second floor extension	Permitted	Within GB
11/02322/FUL	Conversion of the existing garage to a dwelling and erection of single storey double garage	Permitted	Within GB
12/00298/FUL	Erection of 3 dwellings with associated landscaping and infrastructure	Refused	Adjacent land
12/00807/OUT	Outline application for demolition of existing farm outbuildings, extension to retained farmhouse and erection of 9no residential units with detached double garages including passing places and diversion of bridleway	Permitted	Adjacent land
13/00043/FUL	Construction of 20 dwellings along with landscaping and re-provision of an existing play area, fencing and access	Permitted	Adjacent land
13/00198/FUL	Development of 107 dwellings with associated access, parking and landscaping	Permitted	Adjacent land
13/01706/FUL	Erection of a detached dwelling with attached double garage	Permitted	Adjacent land

Employment, Industrial and Commercial Development

6.9 There are a number of existing employment and commercial uses within Green Belt boundaries, something which is a continuing reflection of the industrial past of much of this area of the borough. However, rather than applications for significant operations, most of the examples of planning applications since UDP designation relate to small-scale changes to existing premises, including extension and renovation to existing businesses. The notable examples over this time period are set out below.

Table 3 – Applications for Employment Development

App Ref	Description of Proposal	Decision	Notes
02/02212/FUL	Replace existing roof, extend workshop, two new extract. Flues, provide improved sanitary and staff accommodation	Permitted	Adjacent land
02/02942/CLE XIS	Confirmation that lawful use of the land is mixed B2/B8 use	Refused	Within GB
02/03063/FUL	Single storey office accommodation with toilet and kitchen area. Landscape gardens	Refused	Within GB
03/02904/FUL	Construction of second floor over existing single storey building	Permitted	Within GB
03/03608/FUL	Renewal of planning consent (99/00130/FUL) for use of buildings for general industrial purposes	Permitted	Within GB

03/03730/CLE XIS	Storage of woodchip and wood for logs	Refused	Within GB
04/00557/FUL	Single storey office accommodation with toilet and kitchen area. Landscape gardens.	Refused	Within GB
04/01249/FUL	Erection of temporary storage building	Permitted	Within GB
04/03985/CLE XIS	Storage of wood chip and wood for logs, access gained from southern corner of site off main Backworth/Earsdon road.	Permitted	Within GB
05/03895/CLP ROP	Change of use to include "motor vehicle MOT testing" from car body repairs and mechanical work	Permitted	Within GB
09/01223/FUL	Extension to existing garage for servicing coaches	Permitted	Adjacent land
09/01253/FUL	Single storey extension to rear and single storey link corridor to front of building	Permitted	Within GB
10/00213/FUL	Erection of single storey, jointed portakabin office accommodation and siting of one steel storage container (retrospective)	Permitted	Adjacent land
12/00112/FUL	Partial demolition of existing buildings and replace with proposed extension to provide new chills and outloading bays – extension to existing refrigeration plant room and to existing services rooms and construction of new livestock intake shed	Permitted	Within GB
12/01062/FUL	Partial demolition of existing buildings and replacing with new refrigerated outloading bays, holding area and dry goods store, construction of new refrigeration plant room, extension to existing chills and slaughter hall at rear of factory, extension to existing services rooms at front of factory, construction of new livestock intake shed and covered walkway to existing lairage.	Permitted	Within GB

Leisure Development

6.10 There have been a number of applications for development which can loosely be grouped under the term 'leisure' uses. Some of these use could be complimentary to a Green Belt location, for example relatively minor development related to tourism or for countryside pursuits. The examples of such applications between 2002 and 2014 are shown in Table 4.

Table 4 – Applications for Leisure Development

App Ref	Description of Proposal	Decision	Notes
05/02465/FUL	Demolition of existing amusements arcade, entertainment club, convenience shop building, link walkway and construction of new amusements arcade, shop and pub diner extension and 18no. additional caravan pitches.	Permitted	Adjacent land
06/03377/FUL	Formation of horse exercise area together with installation of stables within existing farm building.	Permitted	Within GB

07/01940/FUL	Buildings/containers being used as horse shelters and locked storage facilities for feed and equipment used at the field (retrospective)	Refused	Within GB
08/02593/FUL	Buildings/containers being used as horse shelters and locked storage facilities for feed and equipment used at the field. (retrospective, resubmission)	Permitted	Within GB
08/03075/FUL	Erection of a site cabin/storage unit within Weetslade Country Park	Permitted	Within GB
08/03094/OUT	Outline application for a golf driving range, 9-hole pitch and putt course and golf practice areas, 10 all weather sports pitches with changing rooms and maintenance building, relocation of existing pitch and provision of practice pitch, replacement pavilion, ancillary parking provision, alteration of existing vehicular access, ancillary landscaping and open space and retention of bowling green and cricket pitch	Permitted	Within GB
10/01196/FUL	Construction of private stable block	Withdrawn	Within GB
12/00423/FUL	Variation of condition 6 of planning approval P64/6A - To allow year round holiday use of the caravans on site	Permitted	Adjacent land
12/00564/FUL	Change of use from barn to private riding school (eight horses)	Permitted	Within GB
12/01927/FUL	Change of use – refurbishment of existing former stables to be used as a riding school including the provision of external exercise arena (part-retrospective)	Permitted	Within GB
13/00017/FUL	Proposed change of use to operate car boot fair at specified times, including erection of metal container for toilet facilities	Withdrawn	Within GB

Agricultural Development

6.11 Given the nature of the Green Belt there have been a number of applications related to agricultural land uses. Proposals for development of such buildings would generally be seen as compatible Green Belt uses, provided they meet the criteria of all other relevant planning policy.

Table 5 – Applications for Agricultural Development

App Ref	Description of Proposal	Decision	Notes
05/01429/FUL	820m ² agriculture storage building	Permitted	Within GB
06/00012/FUL	Stables/tack room - hay storage	Permitted	Within GB
06/01037/AGR GDO	450m ² general purpose agricultural storage building and creation of new access track	Permitted	Within GB
14/00658/AGR GDO	Erection of 450m ² steel frame farm building (forestry notification GPDO 1995)	Did not require prior approval	Within GB

Other Development

6.12 Finally, there have been applications for development which do not fall within any of the previous broad categories. A review of these applications shows that proposals have varied in scope and scale.

Table 6 – Applications for Other Development

App Ref	Description of Proposal	Decision	Notes
02/01030/FUL	Change of use from unused shed/stable to kennels for greyhound	Permitted	Within GB
04/01306/FUL	Change of use from garden to hard stand area to park and wash vehicles, new doorway, road way and replacement fence	Refused	Adjacent land
05/00949/FUL	Demolition of concert room, erection of bus storage building, fencing, roadworks and drainage	Permitted	Adjacent land
05/02405/FUL	Proposed extension to Seghill land fill site (within Northumberland County) with new road access (from Backworth Lane) part of waste reception facilities, re-grading of land for drainage, surface water drainage and landscaping scheme (within North Tyneside)	Refused	Within GB
09/01537/FUL	Erection of building for the purpose of boarding cats	Refused	Within GB
09/02519/FUL	Change of use from stables to cattery	Permitted	Within GB
12/01171/LBC	External refurbishment including windows and doors, gutters and down pipes, signage and removal of other items.	Permitted	Within GB
12/01862/FUL	Construction of over flow car park to provide an additional 27 bays and cycle racks	Permitted	Within GB
13/01649/FUL	Full decommissioning and removal of existing tank farm, pumps, islands and forecourt canopy and installation of new	Permitted	Adjacent land
04/01865/FUL	Change of use of part of building to A1 retail unit (related to horse riding pursuit)	Withdrawn	Within GB
04/04253/FUL	Erection of footbridge	Permitted	Within GB
09/03266/FUL	Viewing Platform overlooking the Brierdene including a disability access footpath	Withdrawn	Within GB
10/03119/FUL	Viewing Platform overlooking the Brierdene including a disability access footpath (re-submission)	Permitted	Within GB
11/00228/LBC	Remove existing railings to Hartley Pit Memorial, Earsdon and replace with new including minor repairs/cleaning	Minded to grant referred to Sec of State	Within GB
11/01391/FUL	Erection of a bespoke boiler house and fuel store and laying of insulated pipe under the cemetery lane and into Earsdon Churchyard	Permitted	Within GB

Other Schemes and Projects

Fenwick Eccles Reclamation Project

- 6.13 The Fenwick Eccles project involved the reclamation of a 35 hectare site previously occupied by the Fenwick, Eccles and West Holywell Collieries. This land had stood vacant since the closure of the collieries during the 1970s and 1980s but, due to contamination and the uncontrolled combustion of the colliery waste, the land had not been accessible to the local community. This regeneration project was funded by a £7m investment from the Homes and Communities Agency (HCA).
- 6.14 The particular focus at the Fenwick Colliery site was on stabilising the spoil heap at the former Backworth Colliery, making it safe and secure for future use. After stabilising soft slurry within the heap, over 120,000m³ of material was dug out and cooled, before being returned to the pit heap and compacted to reduce the threat of further combustion. A layer of glacial clay was then added to then further reduce the likelihood of this occurring.
- 6.15 Works at the Eccles site, formerly the site of Backworth Colliery, included landscaping and demolition of former colliery buildings. The main priority was to remove a culvert, making it possible to reinstate the Brierdene Burn as an open watercourse. In addition, the landscape has been re-profiled and a network of upgraded footpaths developed for recreation and leisure purposes.
- 6.16 Finally, at West Holywell the two former mineshafts were capped, with the former colliery old buildings demolished and significant waste, a result of fly-tipping, cleared. This has allowed fencing to be erected and landscaping work to be undertaken.
- 6.17 The former waggonway which served this area, once used to transport coal from the collieries, is now designated as public right of way as part of the network of footpaths through the borough. This route has been given a final layer of clay, excavated from the Fenwick Borrow Pit, and completed with a whinstone path and hedgerow planting.

Weetslade Country Park

- 6.18 Weetslade Country Park is a 20ha site delivered through a project to restore areas of land at the former Weetslade Colliery. The site was subject to high levels of contaminated and a remediation and restoration project was carried out by One North East, the former Regional Development Agency (RDA), utilising money from the Homes and Communities Agency's National Coalfield Programme.
- 6.19 The Coalfield Programme also provided the endowment which, when invested, will provide the funding to allow the Land Trust, through the Northumberland Wildlife Trust (NWT), to maintain and manage the site. The Trust's involvement in the site enables the site to be utilised for community activities such as educational visits and health walks.

7 Stage 2b – Review of Proposals for Change in Neighbouring Local Authorities

- 7.1 As previously discussed, the Green Belt plays an important role in sub-regional strategic planning and has, and will continue to be, a crucial element of the duty to cooperate. Accordingly this issue has been taken into account in discussions with the adjoining authorities of Newcastle City Council and Northumberland County Council. It is important this Green Belt Review is carried out with awareness, compatibility and understanding of the similar exercises undertaken in both Newcastle and Northumberland.
- 7.2 The importance of such an exercise has been reinforced by experience from the Newcastle and Gateshead Examination in Public (EiP) with confirmation that a full review of the Green Belt was required in order to deliver a sound plan. The Core Strategy for Newcastle and Gateshead has now been formally adopted and the changes to the Green Belt have now been implemented. The proposals in Northumberland are still subject to amendment prior to adoption of the Local Plan Core Strategy. Maps 3 and 4 (to follow) present the manner in which both adopted and proposed changes to the Green Belt in neighbouring areas could impact on the North Tyneside Green Belt.

Newcastle City Council

- 7.3 Following the joint preparation process, the ‘Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne’ was submitted to the Secretary of State in February 2014. Following the Examination in Public (EiP), led by an independent Planning Inspector to assess the soundness and legal compliance of the Plan, including public hearing sessions in June, July and October 2014, the [Core Strategy](#) was formally adopted by both Councils in July 2015.
- 7.4 The Core Strategy sets out the strategic planning policies for Newcastle City Council area, with Policy CS19 being the relevant Green Belt policy. The Inspector’s Final Report concluded that the amendments to the Green Belt were sound and the plan has therefore made a number of changes to the previous boundaries, including strategic release of former Green Belt in order to meet development requirements over the plan period.
- 7.5 To provide the evidence for this decision-making, the two authorities carried out a [Strategic Land Review](#) (SLR) to support the Core Strategy. In 2010, the initial SLR concluded that there were not enough suitable sites within the established urban area in order to deliver the housing growth required and to provide the necessary mix of new homes needed to cater for the projected increase in households over the life of the plan in Newcastle. This scenario was considered to meet the “exceptional circumstances” of NPPF, with the result that Green Belt sites were then considered for development and subsequently allocated following the EiP.
- 7.6 The Strategic Land Review and Green Belt Assessment considered the contribution made by each part of the Green Belt in Gateshead and Newcastle towards national, regional and local Green Belt objectives, as defined in the then PPG2. Newcastle City Council used a scoring system in order to objectively assess the comparative contribution of each identified area of land. This was required to establish potential for prospective residential development. Newcastle City Council consulted on the outcome of this review alongside the draft ‘One Core Strategy’ in October 2011.

- 7.7 In conclusion the Newcastle Strategic Land Review and Green Belt Assessment process identified capacity for around 11,000 homes on 32 sites, these include 7 'urban-edge' and 5 'village' locations. This capacity supplements the capacity identified in the SHLAA and, in total, is sufficient to meet the requirement for 21,000 new homes between 2010 and 2030.
- 7.8 This evidence base work indicated that a number of areas should be removed from the Green Belt. Much of the strategic Green Belt release is focussed in the north and west of Newcastle, particularly around Callerton Park, Newcastle Great Park, Kenton Bank Foot and Lemington. Whilst these changes are relevant to North Tyneside in a Duty to Cooperate and sub-regional planning context they do not impact directly upon the North Tyneside Green Belt.
- 7.9 However there are a number of development sites, released from the Green Belt, which could impact upon the North Tyneside Green Belt. Map 3 outlines the sites adjacent to North Tyneside which are allocated in the Core Strategy. Those which are in the existing Green Belt and closest to the North Tyneside boundary are:
- NV1 Dinnington – two parcels of land for approximately 250 homes;
 - NV2a Hazlerigg and NV2b Wideopen – two parcels of land for approximately 500 homes;
 - Newcastle Great Park already benefits from a Masterplan and SPD (2006) but the Core Strategy allocated the following additional sites:
 - NN4a Newcastle Great Park Cell A – for approximately 880 new homes by 2030 and education provision for both primary and secondary aged children by 2021;
 - Neighbourhood Growth Area sites for approximately 600 new homes and phased to come forward between 2020 and 2025:
 - NN4b Newcastle Great Park Expansion Site; and,
 - NN4c Brunton Quarry Site.
- 7.10 These sites impact on the North Tyneside Green Belt to varying degrees but the one which is the most notable is Site NV2b at Wideopen. This directly impacts upon North Tyneside, with the site having a boundary with Green Belt in this authority. The impact of this allocation is something that is considered through the assessment of site-specific issues.

Northumberland County Council

- 7.11 As part of work for the emerging Core Strategy, Northumberland County Council has also been undertaking a review of Green Belt boundaries. The Northumberland Core Strategy Preferred Options Stage 2 consultation document (2013) identified the preferred 'Inner and Outer Green Belt boundaries for Morpeth'. Consultation on a revised draft, the 'Core Strategy Full Draft Plan' was undertaken in December 2014 and included further detail of policies and proposals related to the Green Belt in the County, although there were no specific proposals for altering the Green Belt adjacent to the North Tyneside boundary.
- 7.12 In 2014 the Council consulted on a Green Belt Review methodology, which was refined in light of the comments received, and the assessment has now fed into the Strategic Land Review (SLR) which has: considered the level of land required to deliver the proposed growth; identified and mapped relevant constraints; defined options for appropriate locations for future development; and refined options and identified the preferred location of Green Belt amendments.

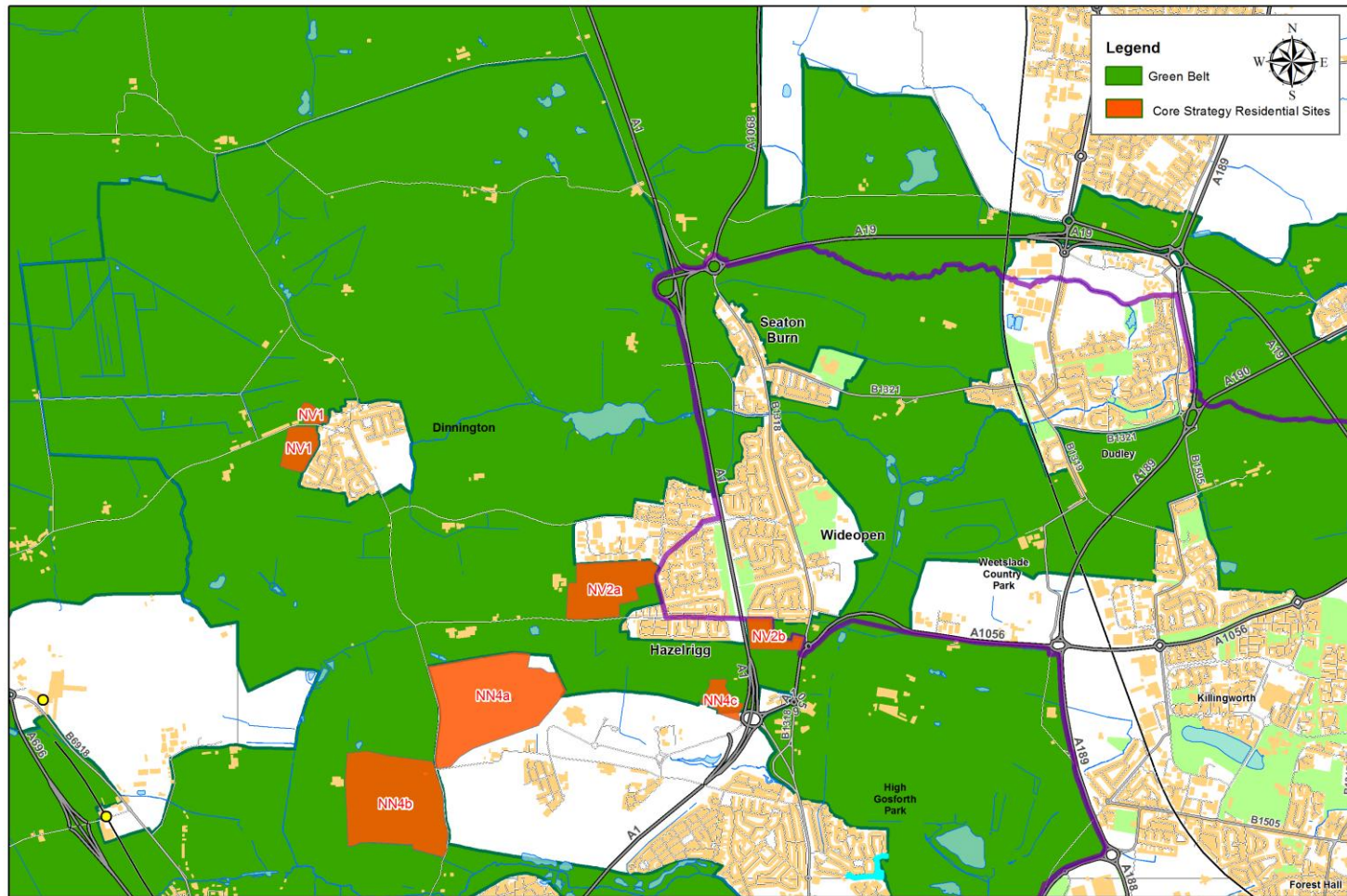
- 7.13 To provide the most up-to-date context, the County Council are currently (October 2015) consulting upon the Pre-Submission Draft of the Northumberland Local Plan Core Strategy. Draft Policy 24 includes the objectives to: “b) Check the unrestricted sprawl of Tyne and Wear; and, c) Prevent the merging of: Newcastle upon Tyne with Ponteland, Newcastle Airport, or Cramlington; and North Tyneside with Cramlington or Blyth.” These two criteria recognise the importance of the relationship with North Tyneside with the objectives of the policy considered to complement the current policy in the emerging North Tyneside Local Plan.
- 7.14 The Pre-Submission Draft of the Local Plan now identifies the preferred sites within the current extent of the Green Belt, required for development over the plan period, in order to meet growth requirements. This includes land around the towns of Hexham, Ponteland, Prudhoe and Morpeth, as well as “refining the currently inconsistent policy approach to the treatment of Green Belt” in smaller settlements.
- 7.15 The [Green Belt Review 2015](#), produced to support this draft of the Plan, identifies that all of the parcels which border North Tyneside, in both the ‘Seaton Valley Land Parcel Areas’ and ‘Cramlington Land Parcel Areas’, make a ‘high contribution’ to Green Belt objectives. This Green Belt Review methodology sets out an 11-step process for reviewing existing Green Belt boundaries around settlements, assessing broad areas of land around key settlements against the purposes of the Green Belt as set out in NPPF. At the current time, the County Council are currently mid-way through the Green Belt Review process and, at the time of writing, are carrying out work for steps 6 and 7 of the 11-step methodology.
- 7.16 The Northumberland SHLAA has assessed a large number of sites in the Cramlington and Seaton Valley areas, considering suitability for residential development. Indeed, some of these are significant in scale; however, the majority have been discounted following the assessment process consideration. As a result, at the current time, there are only a small number of potential deliverable and developable sites that lie close to the boundary with North Tyneside.
- 7.17 The majority of these sites are part of the South West Sector development at Cramlington, some elements of which already have planning permission. These sites can be seen on Map 4 and are :
- 4703 – Land at South West Sector (0-5 Years) – permitted site;
 - 4652– South West Sector Application Site (0-5 Years).
 - 6886 – South West Sector, Cramlington (phase 3) (11-15 Years).
- 7.18 Although not immediately adjacent to the boundary Sites 4703 and 4652 are significant in scale and will see a narrowing of the gap from North Tyneside to Cramlington on development. Together with Sites 6886 and 4783 above, there could be the potential for up to 4,500 new homes in this area, albeit not all delivered within the next plan period.
- 7.19 In addition to this, there is one other deliverable site which is adjacent to the North Tyneside Green Belt: 4783 – Former Dam Dykes Farm, South of Arcot Lane. This is a permitted site, currently under-construction, which will deliver 19 new homes in by 2017/18. Further detail is available through the County Council’s [online mapping service](#) and [2015 Interim SHLAA](#). Not all of the sites identified in the SHLAA will come forward for development and it is for the Local Plan process to make site allocations to meet the growth requirements for Northumberland. The [South East Delivery Area Strategic Land Review](#) (SLR) provides the most

up-to-date information with regard to sites alongside the latest draft of the Local Plan Core Strategy.

Conclusions

- 7.20 Through Duty to Cooperate discussions, North Tyneside Council have been made fully aware of proposals relating to the Green Belt in neighbouring authorities and have no material objections to current proposals.
- 7.21 Nevertheless, the potential outcomes of the proposals outlined above could impact upon the role of the North Tyneside Green Belt. The assessment of the parcels will be undertaken with these possible changes in mind. Maps 3 and 4 outline the potential development sites, and ultimately amendments to the Green Belt, in adjacent areas.

Map 3 – Newcastle Core Strategy and Urban Core Plan – Adjacent Allocated Residential Sites



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**NEWCASTLE CORE STRATEGY & URBAN CORE PLAN (JULY 2015)
ADJACENT ALLOCATED RESIDENTIAL SITES**

0 0.2 0.4 0.8 1.2 1.6 Kilometers



8 Stage 2c – Site Specific Analysis

- 8.1 The land designated as Green Belt through the development plan process in North Tyneside must fulfil the objectives for Green Belt as set out in national policy (NPPF). Local planning policy, through the current (UDP) and emerging (Local Plan) development plans, apply this national context to the borough. Stage 2c considers these objectives in a site-specific context, assessing parcels of the Green Belt both individually and collectively.
- 8.2 The findings from Stage 1 conclude that there are no exceptional circumstances at a strategic level to necessitate the release of Green Belt land for future development. Despite this conclusion, Stage 2 is still undertaken in order to identify any site-specific exceptional circumstances and, as part of this process, it is important to appreciate that the exceptional circumstances of the NPPF are just as applicable to additions to the existing Green Belt as for deletions (see Figure 2).
- 8.3 Key factors to consider through this stage of the review are the long term permanence of the existing boundaries, with the emphasis on those which are “capable of enduring beyond the plan period” and also the need to “promote sustainable patterns of development.” This consideration draws on, and develops, the initial findings of analysis to look at the changes since the adoption of the UDP in 2002 (Stage 2a) and the plans of neighbouring LPAs (Stage 2b) before making concluding recommendations.

Methodology for Parcel Review

- 8.4 The methodology for parcel assessment has been developed in light of the guidance in the NPPF relating to Green Belt and following an analysis of best practice through review of methodologies utilised elsewhere in the country. This work is part of a wider task to look at Green Belt designations across the North East. This stage follows the strategic consideration of development needs at Stage 1, where it was concluded that there are no strategic exceptional circumstances that would require a change to the boundaries of the existing Green Belt.
- 8.5 Therefore, this stage looks at issues across the designated area, critically as to whether individual parcels are making a positive contribution to NPPF Green Belt objectives. This process included looking at the boundaries of each parcel to see if there was any potential requirement to make adjustments or changes.
- 8.6 At this point, the review does not look at the merits of developing specific sites. This role is down to the Local Plan and would only be required if it is established that some Green Belt boundaries could require amendment because of any identified exceptional circumstances. Instead, this review assesses the strategic performance of areas of Green Belt against the purpose of the designation. On completion of the analysis of the land parcels it is clear as to whether there are areas that would require further consideration.

8.7 The following approach is taken in this part of the review:

a) Map existing Green Belt

b) Identification of designations and constraints

c) Assess each segment against the five NPPF criteria

d) Summarise results and make recommendations for each parcel

e) Next steps, if necessary, considering changes through Local Plan process

Map Existing Green Belt

- 8.8 At the start of the process the existing Green Belt was mapped using Geographical Information System (GIS) software. This process also included broad consideration of adjacent Green Belt land within the administrative area of both Newcastle City Council and Northumberland County Council (see Stage 2b).
- 8.9 The first task was to divide the existing Green Belt into parcels following a broad 'area of search'. This stage was carried out with the help of Ordnance Survey (OS) maps, aerial photographs and site visits, helping to give manageable, but also, spatially coherent parcels of land that could be assessed in a methodical manner.
- 8.10 Landscape features, both natural and man-made, were used for the basis of these divisions. Primary examples include: roads and railway lines; streams and watercourses; hedgerows and fence lines; and, building lines that represent a natural edge to the urban area. The nature of the historic development of North Tyneside means that a significant network of former industrial railway lines and waggonways cross the borough and this legacy of semi-rural industry provides useful boundary features in the countryside.
- 8.11 Additionally, any known landownership boundaries or issues were also taken into account in the identification process. This task was aided by the fact that a number of Green Belt sites are already included in the SHLAA for analysis. Sites which have been submitted by landowners or agents for consideration previously, where practicable, remain as individual parcels for this assessment. In the SHLAA, Green Belt sites have been assessed as 'not developable' as they are subject to a 'Category 1 designation'; this decision follows the protocol in the methodology developed at Tyne and Wear level. Further information is available in the [SHLAA](#).
- 8.12 There is no imposed size or area outlined for each Green Belt parcel with the overriding concern being that of identifying boundaries that make logical sense, reflecting on-the-ground constraints and features. There are some areas of countryside in borough which are lacking any strong physical boundaries and, where this is the case, the parcels of land are relatively

large. As a consequence of this, the size and shape of parcels vary considerably but this is reflective of the geography and nature of each section of the Green Belt and does not distort the analysis undertaken.

- 8.13 The assessment process divided the Green Belt into fifty seven (57) separate parcels which vary from less than 1ha in size to over 100ha. These parcels are numbered with references from 801 to 857; this is to differentiate from, and avoid confusion with, SHLAA or ELR site references. The numbering follows a broad sequence from Seaton Burn, in the west of the borough, working in an easterly direction towards the coast. The assessment parcels can be seen in Map 5.
- 8.14 The appropriateness of parcel boundaries was then confirmed by site surveys. If the officer conducting the survey felt that a more appropriate boundary should be used instead they were asked to highlight this as part of the assessment of the parcel. This would result in a consideration of whether a parcel should be split into a number of sites or whether separate parcels could be joined together. Any such recommendations are highlighted in the assessments.

Identification of Designations and Constraints

- 8.15 Once mapped the assessment was undertaken by planning officers. An initial desktop assessment considered the location of the parcel in detail with the observations recorded in a site database. The initial aspects considered through this desktop analysis include:
- Existing land use(s);
 - Historic use(s) of the land;
 - Neighbouring land uses;
 - General topography of the parcel; and,
 - Any known contamination issues.
- 8.16 Each parcel was also mapped electronically against ‘known constraints’ using GIS software in order to provide some additional context. These constraints are usually of an environmental or physical nature and are based on those used through the SHLAA site assessment process. In line with the SHLAA methodology they are divided into Category 1 and Category 2 designations:
- Category 1 designations are those considered to prevent development and include Sites of Special Scientific Interest (SSSI), Flood Risk Zone 3 and Scheduled Ancient Monuments (SAM).
 - Category 2 designations are those that could be mitigated to potentially allow development or which, on balance, are not considered as fundamental barriers to the potential for development. Examples include allotments, conservation areas and Local Wildlife Sites (LWS).
- 8.17 The table below sets out the considerations of the initial desktop study.

Table 7 – Initial Site Considerations

Fields	Notes
<i>Ref No</i>	Green Belt parcels number 801 to 857.
<i>Type</i>	Current UDP designation.
<i>Parcel Name</i>	Best description possible of location.

<i>Present Land Use(s)</i>	Brief description of the current uses of the site, including noting any buildings and prominent physical features.
<i>Historic Use(s)</i>	Any former uses of the site, particularly where they are very different to today – e.g. many areas of Green Belt in the northern section of the borough have past land uses associated with the mining industry.
<i>Neighbouring Land Uses</i>	Description of surrounding land uses in each direction – north/south/east/west
<i>Topography</i>	Identify if there are any obvious topographical constraints, if unsure select unknown.
<i>Contamination</i>	Often unknown at present – high likelihood of many parcels being affected by former mining uses.
<i>Constraints</i>	Both Category 1 and Category 2 constraints automatically identified through GIS. Any further explanation can be added.
<i>Planning Status</i>	Application details identified through GIS (see review in Stage 2a)
<i>Ownership</i>	Details of ownership added where known, any information would have been collected as part of work on the SHLAA and ELR.

Assessment against NPPF Criteria

8.18 Following this initial desktop analysis, the next step was to consider each parcel against the Green Belt criteria set out in NPPF. The relative importance of the five criteria can vary from one location to another with different Green Belt objectives having more prominence in some areas than other. These purposes are as set out below:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Defining Terms

8.19 The NPPF does not define the terms “sprawl” and “encroachment” so the impacts of any potential development, in these terms, is in some ways left to officer discretion. However in order to ensure consistency, both across this assessment and with those of neighbouring authorities, some further expansion on these terms is considered necessary.

8.20 The following definitions have been collated in the development of the Northumberland Green Belt Review Methodology. However these definitions are felt to be equally applicable to North Tyneside, with relevant amendment for local circumstances, and help to ensure a consistent cross boundary approach.

- **Sprawl:** “the increased development of land in suburban and rural areas outside of their respective urban centres... often accompanied by a lack of development, redevelopment or reuse of land within the urban centres themselves”¹ – e.g.

¹ Cornell University Institute for Social Sciences, Department of Development Sociology, 2010, *The Definition of Sprawl*, available at http://cardi.cornell.edu/cals/devsoc/outreach/cardi/programs/land-use/sprawl/definition_sprawl.cfm

individual parcels do/do not contribute to prevention of typically non-compact development away from urban centres.

- **Large built-up areas:** in the local context are interpreted as the main conurbation of North Tyneside as well as urban areas in the neighbouring authorities of Newcastle and Northumberland – e.g. individual parcels do/do not contribute to openness of the gap between settlements and reduction of the gap would/would not affect the openness of the Green Belt.
- **Neighbouring towns:** in the local context are interpreted as detached settlements within North Tyneside such as Dudley and Annitsford, towns in neighbouring authorities, such Cramlington and Seaton Sluice, as well as North Tyneside's main towns themselves which are within the urban area – e.g. individual parcels do/do not contribute to openness of the gap between settlements and reduction of the gap would/would not affect the openness of the Green Belt.
- **Safeguarding the countryside from encroachment:** this refers to the long-term effectiveness of the Green Belt's protection of the countryside from urbanisation e.g. individual parcels do/do not have existing urban influences (either as part of the urban fringe or the wider open countryside) and do/do not have strong, permanent boundaries separating built up areas from countryside.
- **Setting:** in accordance with English Heritage² guidance³, is interpreted as the surroundings in which the multiple heritage assets that comprise the 'special character' of the historic towns and villages of North Tyneside are experienced.

Aspects for Consideration

- 8.21 In assessing each parcel against NPPF criteria, a number of sub-questions were used to help in making an informed judgement. These sub-questions (see table to follow) allow a consistent approach across the assessment which helps to focus the criteria down to locally-specific issues and also is important given that a small pool of different officers have carried out the assessments. These sub-questions play an important role in helping to structure the discussion in the context of UDP Policy E21 and also the emerging policy in the emerging Local Plan.
- 8.22 Assessments have been carried out by North Tyneside Council planning officers, firstly using electronic mapping and online resources to make an initial judgement against the criteria before heading out on-site to confirm these initial conclusions or, otherwise, make the amendments which it is evident are necessary. Some of these issues are more readily apparent when out on site, particularly those relating to topography and setting, and as a result the on-site consideration is an essential element of the overall process.
- 8.23 In the main, officers from the Development Management Team have undertaken the site surveys; these officers will know their own 'patch' best and can look at these issues in light of the practical application of policy. The site surveys were carried out during May and June 2014.
- 8.24 The sub-questions and aspects considered during assessment, both desktop and then out on site, are set out below.

² Now Historic England

³ English Heritage, October 2011, revised June 2012, *The Setting of Heritage Assets*, available at <http://www.english-heritage.org.uk/publications/setting-heritage-assets/setting-heritage-assets.pdf>

Table 8 – Considerations against NPPF Criteria

NPPF Green Belt Criteria			
Sub-Question		Considerations	Answers
1. To check the unrestricted sprawl of large built-up areas			
a)	<i>Prevents ribbon development or urban sprawl?</i>	Does Green Belt designation contain development within existing urban areas and prevent spread and sprawl. Could ribbon development occur, say along roads, if parcel were to be de-allocated?	Yes No
b)	<i>Does Green Belt parcel encroach into existing urban area?</i>	Does the current Green Belt intrude into the urban area and if so is this logical?	Yes No In Part
c)	<i>Potential for rounding off and/or simplifying boundary(ies)?</i>	Is there an opportunity to simplify the existing boundary to provide a more logical line for the edge of development?	Yes No In Part
2. To prevent neighbouring towns merging into one another			
a)	<i>Prevents urban areas from merging and gaps narrowing?</i>	Does the designation stop urban areas and neighbouring settlements from merging?	Yes No
b)	<i>Would reduction compromise strategic 'openness' between towns?</i>	Whilst any development of greenfield land could have a negative effect on the open aspect of an individual property or street this should try to be considered on a wider, strategic scale.	Yes No In Part
c)	<i>Prevents merging with urban areas in other authorities?</i>	Does designation stop merging with surrounding urban areas – principally Cramlington, Seghill, Seaton Delaval, Seaton Sluice etc.	Yes No
d)	<i>Therefore, is parcel of significant strategic importance?</i>	Taking into account the above answers does the parcel have a strategic role in preventing merging, narrowing etc.	Yes No In Part
3. To assist in safeguarding the countryside from encroachment			
a)	<i>Urban fringe or open countryside?</i>	'Urban fringe' is adjacent to urban areas and existing development, whereas 'open countryside' applies to more detached parcels, principally in the very north of the borough. NB this also needs consideration across LA boundaries; e.g. so is it urban fringe relating to existing development in Newcastle.	Urban Fringe Open Countryside
b)	<i>Are there non-Green Belt land uses within parcel?</i>	Any other uses apart from agricultural/open space/recreation land uses. If residential/employment uses are 'washed over' then these are highlighted.	Yes No
c)	<i>Clear, strong, robust boundaries for longer term?</i>	Consideration of the boundaries themselves. Examples of strong boundaries include: roads; railways; watercourse; established hedgerows; established building lines and walls etc. Weaker boundaries could include: fields with no substantive boundary; back garden fences that are not contiguous between properties.	Yes No In Part

d)	<i>How many boundaries are not permanent?</i>	A judgement has to be made over how many boundaries the parcel has. Given many are irregular in shape this should be made in a broad strategic manner.	One Two More than two
e)	<i>Is there a more suitable alternative boundary?</i>	It may be that there is an obvious alternative boundary(ies) which could be used instead. Any details are highlighted in the text field.	Yes No In Part
f)	<i>Has there been encroachment since UDP designation?</i>	This is identified using the Property Gazetteer and planning application records (see analysis at Stage 2a) but if there is obvious development which has been completed, in the last 10 years or so, this should be flagged up.	Yes No
4. To preserve the setting and special character of historic towns			
a)	<i>Is there a conservation area(s) within or adjacent to the parcel?</i>	Any conservation area within the parcel will be identified through GIS analysis but, if on visiting, there are obvious conservation area(s) adjacent, affecting the setting etc this is taken into account.	Yes No
b)	<i>Is there a listed building(s) within or adjacent to the parcel?</i>	As above.	Yes No
c)	<i>Is there any other heritage asset within or adjacent to the parcel?</i>	As above.	Yes No
5. To assist in urban regeneration, encouraging recycling of land			
a)	<i>Is there brownfield land on site?</i>	Self explanatory but if there is brownfield land this could help to provide sustainable development. If not, and the site is all greenfield, it could help to direct development to brownfield land in other areas of the borough.	Yes No

8.25 The above guidance has helped to ensure a consistent method of working across the Green Belt, enabling officers to consider common aspects and criteria. The sub-questions were developed to help in working towards the final judgements as to whether the parcel is contributing towards any of the NPPF criteria. Once the sub-questions were completed, the officer could then offer some discussion about the reasons for these answers. This qualitative assessment of each parcel provides detail of how the issues have been looked at, offering insight into how the final conclusion has been reached.

8.26 Following this, an assessment was made as to whether the parcel contributes to the overall NPPF objective. This is defined in one of the following terms:

- ‘Positive contribution’ – whereby it is helping to fulfil the criteria set out in NPPF and the designation as Green Belt will help in the fulfilment of strategic objectives;
- ‘Partial contribution’ – the parcel does help, but only in a limited way, to meeting the criteria;
- ‘No contribution’ – the parcel is not helping to deliver the objective or the objective is not applicable to this parcel.

8.27 When reviewing examples of Green Belt Review carried by other local authorities it is revealed that assessments sometimes adopt a quantitative scoring system, whereby a relative number is applied to the impact of each parcel against the criteria for consideration, something which

effectively gives an overall ranking for the site. This type of methodology was not preferred for North Tyneside as it is considered that such a ranking system gives an artificial hierarchy to the assessment of land. This then can lead to conclusions about the future of each parcel that may not necessarily be appropriate when all issues and factors affecting a parcel, and the relative contribution that each parcel makes to the local environment, are assessed.

- 8.28 It was also considered whether there was a need to provide an indicative weight to each NPPF criteria. This was something which could only be done if it was decided that some criteria were more important than others in a local context. On reflection, it was felt that this would add a greater degree of complexity to the evaluation process, without having a significant positive effect on overall conclusions, and therefore was not adopted in the methodology.

9 Stage 2 – Conclusions

Initial Findings

- 9.1 The final aspect of Stage 2 was carried out in two parts. Firstly, a conclusion was made for each parcel in light of broad compliance to NPPF objectives. The full conclusions can be read in Appendix 1, with Map 6 identifying the location of each parcel; the possible outcomes following this assessment are either:
- ‘No change considered necessary’ – the parcel fulfilling criteria identified through the NPPF Green Belt criteria; or,
 - ‘Potential for change’ – specific issues identified a shortfall against some NPPF objectives.
- 9.2 However, even if a potential change is identified at this stage for an individual parcel, this will require further detailed consideration. As an example, where the assessment has identified the possibility for the review of an external boundary, it is essential that another, more permanent and more appropriate, boundary can be identified. This alternative must be capable of enduring through the plan period to 2032 and beyond. Ultimately, this would involve further detailed assessment, followed by a Sustainability Appraisal (SA) assessment of the alternative options available. This process would apply equally to proposals for small-scale change and minor amendments to existing boundaries as it would to significant deletion of areas of Green Belt.

Further Evaluation at Stage 2

- 9.3 So, whilst it has been concluded that the vast majority of the existing Green Belt is performing a positive role in relation to the NPPF objectives, there are areas highlighted for potential evaluation. In total, the assessment identified 16 parcels with potential for change, ranging from consideration of removal of a parcel in entirety to small-scale amendments to existing boundaries.
- 9.4 The 16 parcels in question were then subjected to additional analysis. This work looks at the consequences of the potential change which has been highlighted. The findings can be viewed in Appendix 1. A particularly important aspect of this is a reflection of the cumulative impact a change would have on adjacent areas of Green Belt. For example, there may be circumstances where an individual parcel may not meet the NPPF criteria but, if removed, there could be knock-on effects for adjoining parcels of Green Belt. Therefore, the removal of designation from one parcel in isolation could undermine the integrity of another and, in the most extreme scenario, significant strategic areas of Green Belt. This wider viewpoint is essential in carrying out the second part of the site assessments.

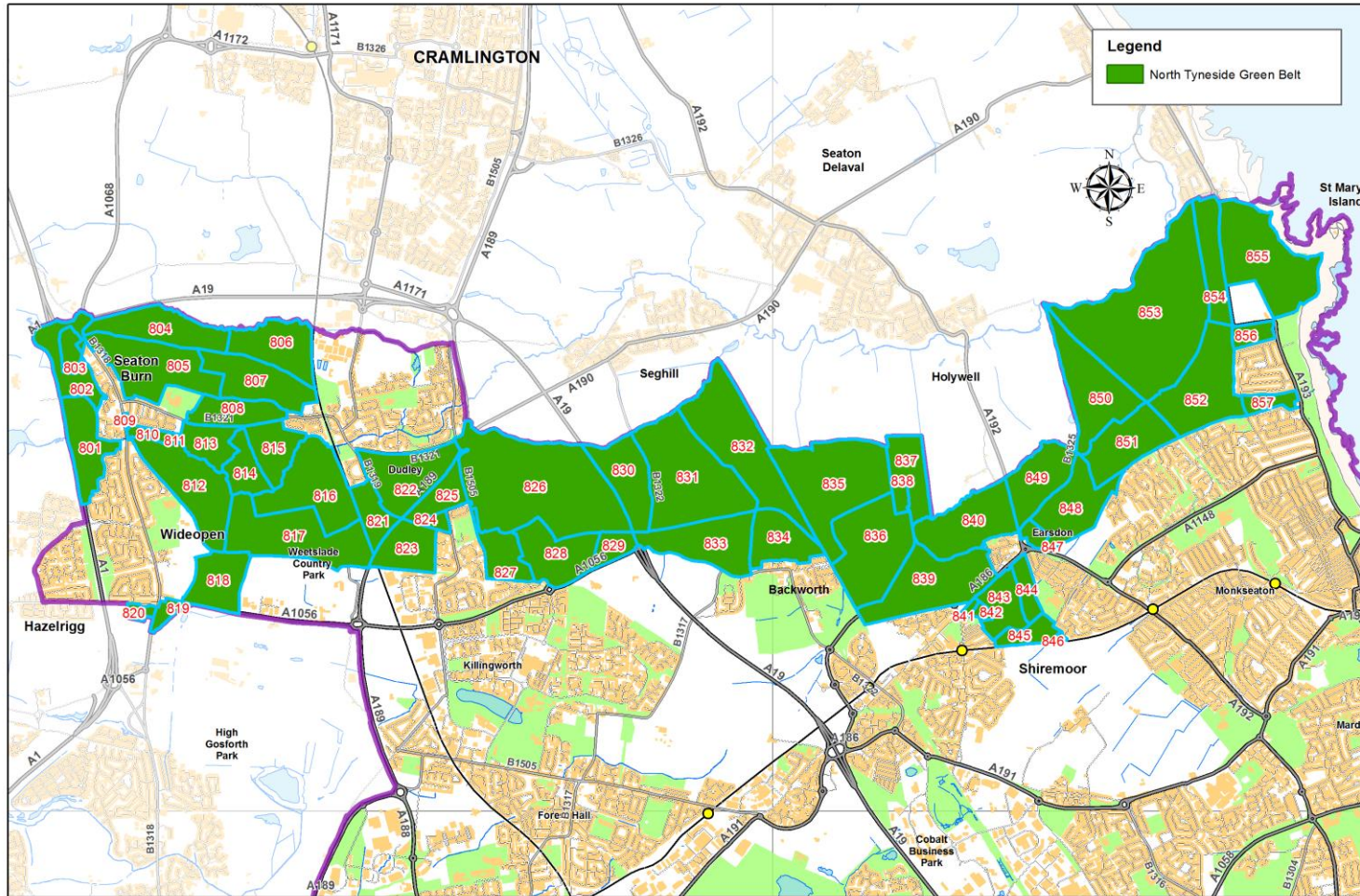
Conclusions

- 9.5 Following further evaluation of the potential changes, there were considered to be no exceptional circumstances in place that would necessitate a proposal for change through the Local Plan process. As a result, **no changes to designated Green Belt are proposed in the Local Plan Pre-Submission Draft.**
- 9.6 The final conclusions of this second stage site assessment found that either:

- The parcel presently performs a land-use function which is considered appropriate for the Green Belt;
- If implemented, the potential amendment to a boundary would undermine the integrity of adjacent Green Belt parcels; or,
- No alternative boundary can be identified that would be more permanent and more robust than the existing one.

9.7 Despite this, it is considered appropriate to set out additional detail about the potential changes which were identified through the assessment. Appendix 1 highlights these issues, something that is important in the case that the exceptional circumstances as required by NPPF are triggered in the future, and a review is subsequently required through the Local Plan process.

Map 5 – Stage 2: Green Belt Review Assessment Parcels

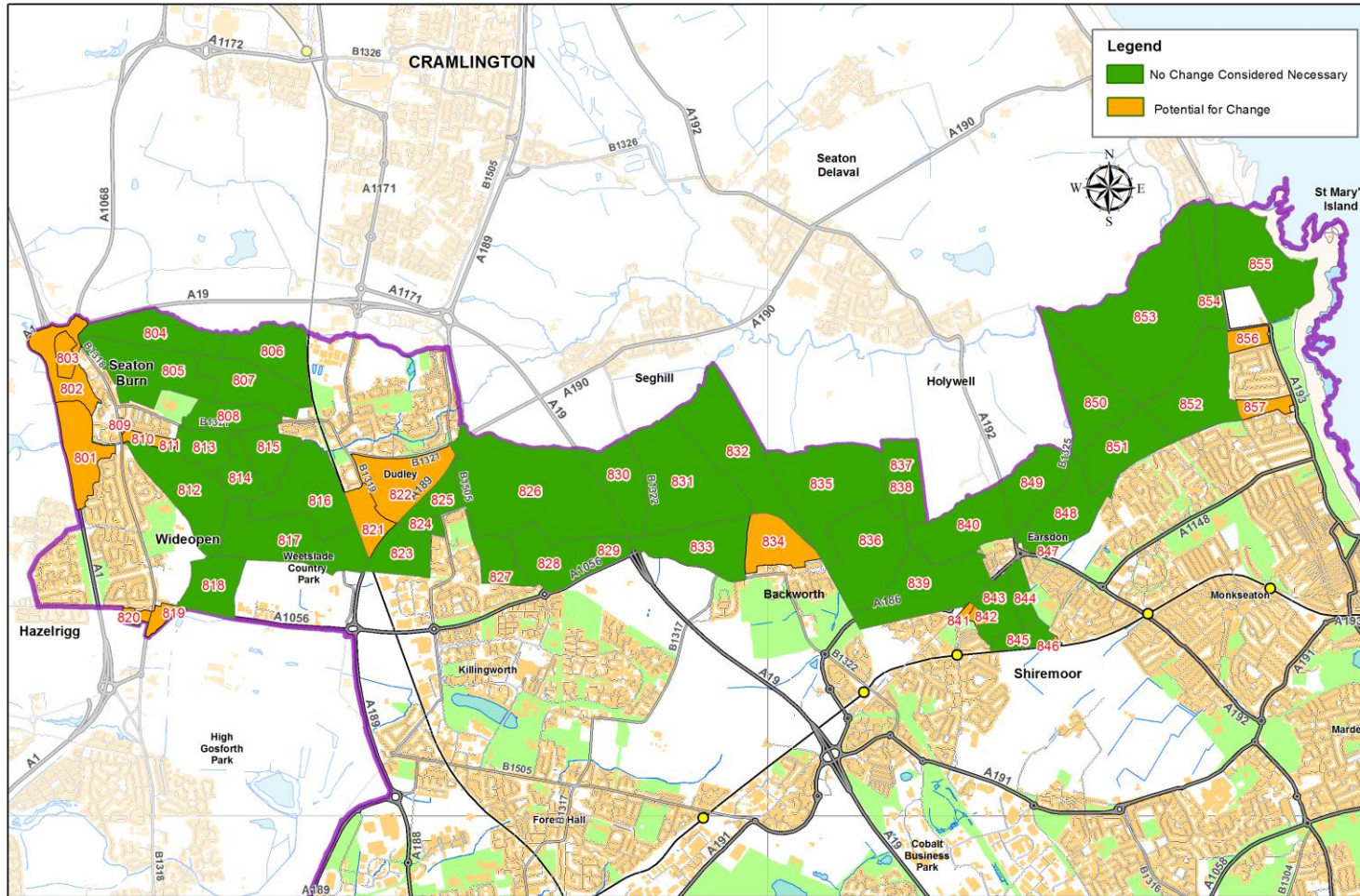


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NORTH TYNESIDE GREEN BELT - STAGE 2 REVIEW PARCELS



Map 6 – Stage 2: Initial Findings of Parcel Assessments



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**NORTH TYNESIDE GREEN BELT -
STAGE 2 INITIAL FINDINGS**



10 Impact and Assessment of Local Plan Policies

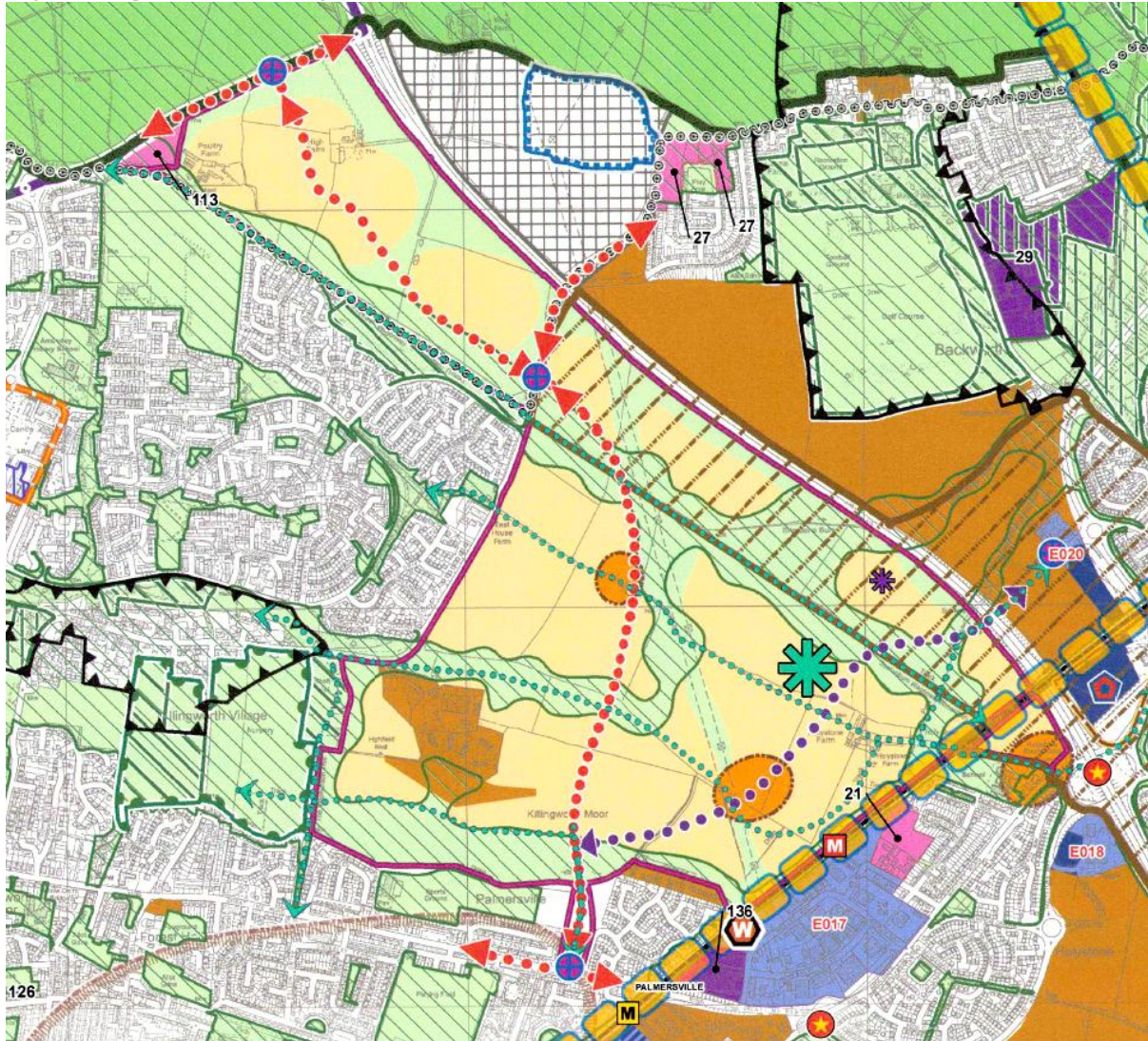
- 10.1 This Green Belt Review is an integral part of the wider Local Plan process and informs the emerging Plan. The importance of the Green Belt has been confirmed through a number of rounds of public consultation in late 2013 and early 2015, leading towards the Pre-Submission Draft published in November 2015.
- 10.2 The conclusions of this assessment have identified no exceptional circumstances to warrant a change to the existing Green Belt boundary as defined by the UDP (2002). However, policies and proposals in the Local Plan could affect the Green Belt in terms of potential development adjacent to its boundaries, proposals for its enhancement or requirements for essential infrastructure delivery within the Green Belt.
- 10.3 In light of this, it is important that the impact of such proposals upon the robustness and permanence of boundaries of the North Tyneside Green Belt is fully assessed.
- 10.4 Following review of the Local Plan Pre-Submission Draft, three proposals have the potential to impact upon the existing Green Belt boundaries and warrant further investigation:
- The strategic allocations at Killingworth Moor and Murton and specifically:
 - i. The new 'link road' as part of the transport infrastructure necessary to deliver the strategic site at Murton; and,
 - ii. The proposal for a potential new Metro station to serve the Murton development.
 - The transport corridor identified as safeguarded to protect the essential infrastructure of the Ashington, Blyth and Tyne Railway towards South East Northumberland.
 - The areas identified as safeguarded land for beyond the plan period.













Strategic Allocations

- 10.5 The Local Plan includes the allocation of two significant areas of previously safeguarded land, at Murton and Killingworth Moor, which have been identified as required for development over the plan period to 2032, in order to meet the evidence-based need for growth in the borough. The Local Plan Pre-submission Draft requires the delivery of the two strategic sites at Murton and Killingworth Moor to be in accordance with a detailed master planning process to ensure successful, sustainable development and delivery of the infrastructure required, both for the sites as a whole and also for the surrounding communities.
- 10.6 Along with a range of supporting land uses, transport and community infrastructure; Killingworth Moor is identified in the Pre-Submission Draft (November 2015) as having potential capacity for approximately 2,000 homes and 17 hectares of employment land, whilst Murton could accommodate approximately 3,000 homes. To date, the emerging vision for development of these two sites has been expressed in an Indicative Concept Plan that has been developed to establish the key principles for development of the sites and guide the future detailed master-planning and delivery.
- 10.7 As safeguarded land, both sites are adjacent to the Green Belt and the impacts of the development must be considered through this review. Green Belt parcels potentially impacted, with a shared boundary to the strategic allocations, include:
- Killingworth Moor – Parcels 828 and 829; and,
 - Murton – Parcels 845 and 846.

- 10.8 The indicative Concept Plans do not provide detailed plans of where development will take place at each strategic allocation but identify indicative development zones, areas of green amenity space and wildlife corridors. The Concept Plans are set out on the emerging Local Plan Pre-Submission Draft Policies Map. A crucial aspect of this work is in providing the green buffers necessary to protect and enhance the setting of existing communities but also areas of open land, including the adjacent Green Belt.
- 10.9 The majority of boundaries to the Killingworth Moor site give way to existing development, areas of Local Green Space, road and other transport infrastructure and safeguarded land. Only a small portion of the strategic allocation, where it borders Killingworth Way (A1056), directly abuts the North Tyneside Green Belt. At this location Killingworth Way itself provides a strong, robust and permanent northern boundary to the strategic allocation at Killingworth Moor. This boundary, along with the significant proposals for green space within the boundary of the strategic site itself, will ensure that there are no negative impacts on the existing Green Belt, including the boundary, in light of the objectives of the NPPF.
- 10.10 The proposed development, and the infrastructure delivery necessary to provide a sustainable development at Killingworth Moor, has no requirement for development outside the strategic site and therefore no further impacts upon the Green Belt.
- 10.11 The indicative Concept Plan for Killingworth Moor is outlined below, as shown on the Pre-Submission Draft Local Plan Policies Map (November 2015).

Map 8 – Killingworth Moor Concept Plan

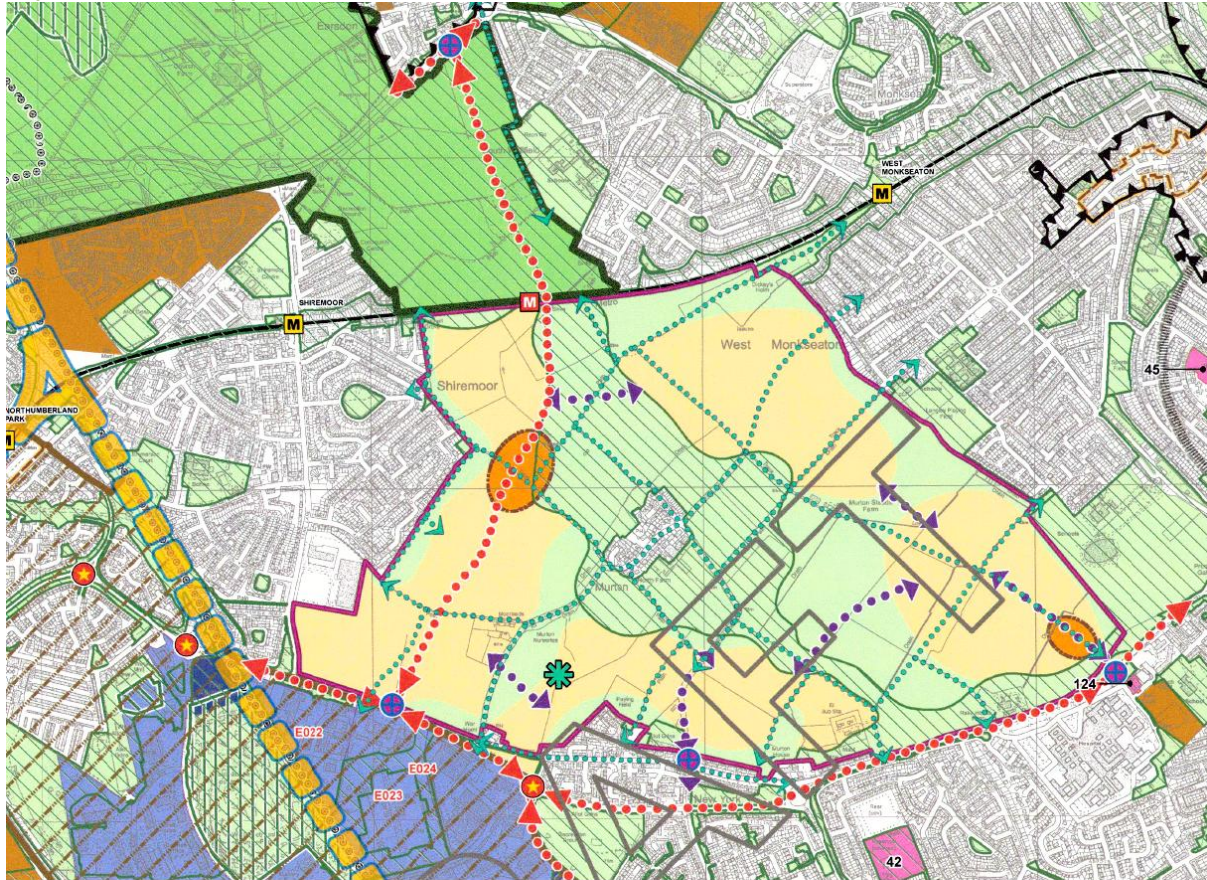


-  Strategic Site Boundary
-  Indicative Development Zone
-  Indicative Mixed-Use Zone
-  Potential Location for New School
-  Potential Location for Employment Development
-  Indicative Green Amenity Space and Buffer Zone
-  Indicative Wildlife Corridor
-  Indicative Access Point
-  Indicative Principal Highway Routes and Junctions
-  Indicative Secondary Highway Routes and Junctions
-  Indicative Principal Pedestrian and Cycle Routes and Community Connections
-  Potential New Metro Station

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10.12 The indicative Concept Plan for Murton is outlined below, again as shown on the Pre-Submission Draft Local Plan Policies Map (November 2015).

Map 9 – Murton Concept Plan



- Strategic Site Boundary
- Indicative Development Zone
- Indicative Mixed-Use Zone
- Potential Location for New School
- Potential Location for Employment Development
- Indicative Green Amenity Space and Buffer Zone
- Indicative Wildlife Corridor
- Indicative Access Point
- Indicative Principal Highway Routes and Junctions
- Indicative Secondary Highway Routes and Junctions
- Indicative Principal Pedestrian and Cycle Routes and Community Connections
- Potential New Metro Station

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10.13 At Murton, whilst the extent of the red line boundary for the site’s allocation for development only includes the area of previously safeguarded land, the indicative Concept Plan highlights a requirement for a road link across Green Belt land to the north of the Metro line, connecting with the A186 at Earsdon.

10.14 As development of residential and associated uses is limited to the area to the south, the existing Metro line provides a strong, robust and permanent boundary to the existing Green Belt. Again the proposals for green buffers and substantial amounts of green space will ensure that there are no negative impacts upon the existing Green Belt. However the specific impacts that the delivery of strategic infrastructure will have on the Green Belt will need to be further considered.

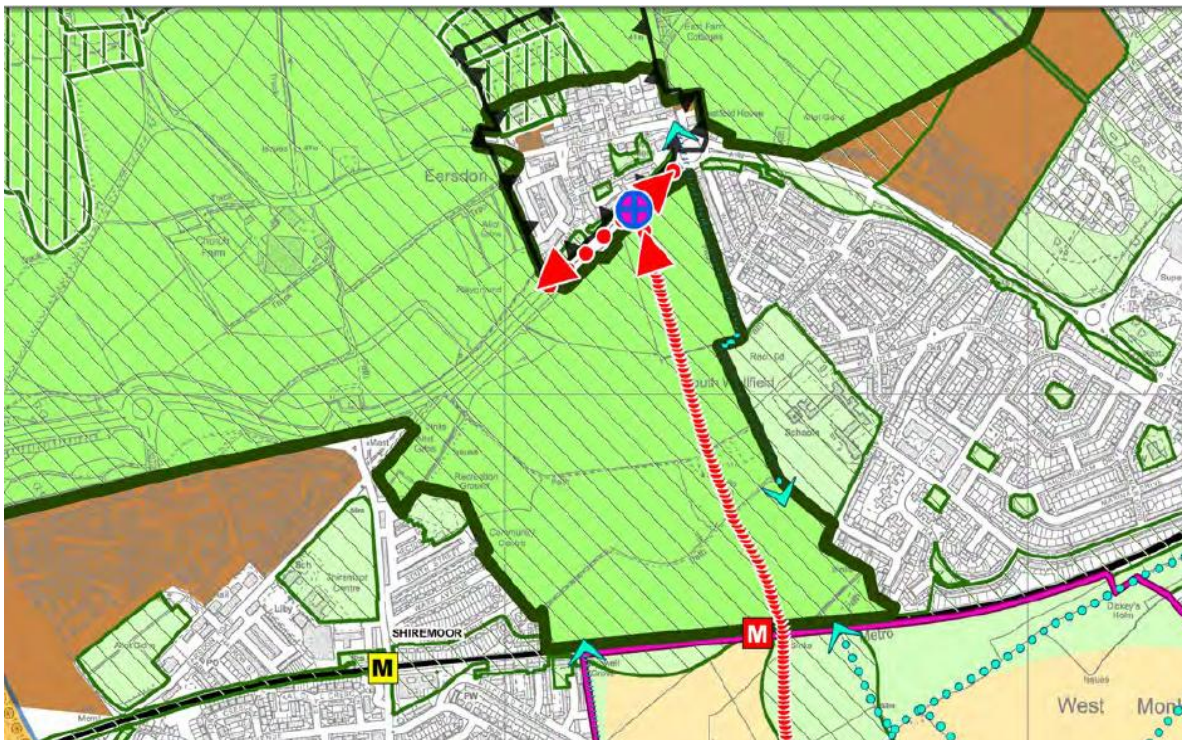
10.15 As a result, in broad strategic terms the development of the strategic allocations on UDP safeguarded land at Killingworth Moor and Murton will not have a negative impact on the existing Green Belt when considered against the objectives of national policy. The detailed masterplan process will be crucial to ensuring the development evolves in a manner which is complementary to the wider objectives of the Local Plan, including the designated Green Belt.

Murton Strategic Site – New Link Road

10.16 As noted previously, the indicative Concept Plan for the Murton strategic allocation includes a proposed road link within the Green Belt to the north of the Metro line. Whilst no development is proposed for this area, this link road connecting the Earsdon by-pass with New York Road and Norham Road has been identified as essential to provide the infrastructure necessary to deliver the allocation without having major implications for the surrounding road network. The link has been identified to help tackle existing congestion and minimise potential growth in congestion at existing traffic hot spots, whilst enabling sustainable access to and from the site without causing significant harm to existing residential amenity.

10.17 Without inclusion of this link road, both the indicative ‘Concept Plan’ and ‘Concept Framework’ prepared by Pick Everard and the ‘Strategic Allocations Traffic Model’ prepared by Capita, have clearly demonstrate that the allocation could not be delivered in a sustainable manner.

Map 10 – Murton Concept Plan – Link Road Inset



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10.18 NPPF outlines what type of development can, in certain circumstances, be appropriate within the Green Belt. Such development (listed at para.89), includes buildings for agriculture and forestry and limited infilling in villages. However, NPPF (para.90) states that other types of

more substantial development are “not inappropriate” within the Green Belt, provided that the proposals manage to “preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.” Such development can include “local transport infrastructure which can demonstrate a requirement for a Green Belt location.”

- 10.19 The new link road proposed as part of the Murton development is an example of such a scheme. This route is critical in order to deliver the new development and, without it, the development of the strategic site would not be viable or sustainable. With no other option available for access to the north of the site, the alignment of the route must pass through the Green Belt in order to connect with the Earsdon by-pass (A186).
- 10.20 The exact route of the proposed link road is not fully determined but proposals could potentially impact upon Parcels 841 to 846, those lying between the A186 and the Metro line, the most likely alignment is indicatively shown on the Concept Plan to be through Parcels 843, 844 and 845. Whilst the development of such a route will have an impact upon the Green Belt, as essential infrastructure with careful consideration to the design in order to address landscaping, setting and suitable permeability for residents and wildlife, the requirements of the NPPF could be achieved to ensure the route would not be inappropriate.
- 10.21 In these circumstances, the conclusion of this review is that the delivery of the road would undoubtedly alter the existing character of the Green Belt parcels at this location but would not have a negative impact upon the robustness and permanence of the existing Green Belt boundaries. The Metro line, which provides the boundary between the overall strategic site at Murton and the Green Belt, will continue to provide that robust and permanent boundary. However, it will be vital that this assessment is kept under review and the potential impact of the development upon the Green Belt is fully assessed at each step of the planning process from detailed master-planning through to the design stage and then the final consideration of any planning application for the scheme. Further context is given in the individual parcel assessments.

Murton Strategic Site – New Metro Station

- 10.22 As part of the objective to deliver a sustainable development for the Murton site, an access and transport strategy is to be developed, which will aim to maximise the potential for walking, cycling and use of public transport. One aspect of this strategy is the potential provision of a new Metro station to serve the Murton strategic allocation, subject to an in-depth assessment of the feasibility and economic viability of such a scheme. The indicative location of this new facility would be between the existing stations at Shiremoor and West Monkseaton, as indicatively shown on the Pre-Submission Draft Policies Map (and in the Murton Concept Plan inset maps above).
- 10.23 As the Metro line provides the boundary to the existing Green Belt, any new station would also lie on this boundary. It would therefore be essential that the design and delivery of such a facility should carefully reflect this sensitive location, within the context of the overall objectives of NPPF. As with the proposed link road, and particularly in light of the role this could play in increasing the sustainability of the development by enabling a modal shift to public transport, a new Metro station would be “local transport infrastructure which can demonstrate a requirement for a Green Belt location” (NPPF para.90). This proposal would impact upon Parcel 845 and further context is given in the review of this parcel.

Blyth and Tyne Railway - Safeguarding Route

10.24 A further piece of “local transport infrastructure” is identified through Local Plan policy ‘S7.3 Transport’ which could impact upon the Green Belt. This strategic transport policy identifies the “retention and protection of ensuring the retention and protection of essential infrastructure that will facilitate sustainable passenger and freight movements, including safeguarding of strategic transport routes for the future.” Specifically in relation to the Green Belt, the alignment of the Ashington, Blyth and Tyne Railway is identified both through the policy and on the Policies Map.

10.25 Whilst this route northwards from Shiremoor towards Seghill is within the boundary of the Green Belt it does relate to the protection of an existing railway line which is in daily use for freight traffic. As a result, if the medium-term aspiration of reopening this route to passenger traffic is realised the additional impacts on the Green Belt will be minimal. The infrastructure required to support this is already in place and it is unlikely that any further transport infrastructure will be required within the Green Belt itself to enable the proposal. However, any proposals will need to be made with consideration of the impacts on the Green Belt and will require to be assessed accordingly.

UDP Safeguarded Land

10.26 As outlined previously, the UDP identified areas of land which would be safeguarded for the future development needs of North Tyneside beyond the plan period (i.e. after 2006). Over the last few years, in light of an out-of-date development plan and associated housing policies, an over-riding need for new development and the lack of a 5-year supply of deliverable housing land, a number of these ‘safeguarded land sites’ have come forward for development and have been granted planning permission. The formal planning process has considered the impact that these development will have, both through the loss of safeguarded land and the on the adjacent Green Belt, with the development management process, whether through determination of the planning application or through an appeal, considering that development was appropriate.

10.27 Development proposals on safeguarded land which have been granted planning permission in recent years include:

- Wellfield – planning permission (12/00687/REM) granted on appeal for 200 homes in 2011 (SHLAA Site 078);
- Whitehouse Farm – planning permission (11/01358/FUL) granted on appeal for 366 homes in 2013 (SHLAA Site 069);
- Former REME Depot (Killingworth Stores) – planning permission (14/00730/FUL) granted for 125 homes in 2014 (SHLAA Site 074x);
- Shiremoor West (in part safeguarded land) – planning permission (13/00781/OUT) granted for 590 homes in 2014 (SHLAA Site 065);
- Station Road East – planning permission (12/02025/FUL) granted on appeal for 650 homes in 2014 (SHLAA Site 072); and,
- Land South of Killingworth Avenue (A19 Corridor 3) – planning permission (14/01687/OUT) granted for 290 homes in 2015 (SHLAA Site 110).

10.28 Through the Local Plan process a number of areas of UDP safeguarded land have been now been selected for residential allocation:

- Annitsford Farm – identified for delivery of 400 homes (SHLAA Site 068, LP Ref. Site 3);
- Station Road West – identified for delivery of 450 homes (SHLAA Site 071, LP Ref. Site 17);
- East Benton Farm – identified for delivery of 50 homes (SHLAA Site 073a, LP Ref. Site 111);
- Backworth Business Park (in part safeguarded land) – identified for delivery of a mixed-use scheme of 65 homes (SHLAA Site 066, LP Ref. Site 29);
- High Farm (Oliver) – identified for delivery of 31 homes (SHLAA Site 075x, LP Ref. Site 113); along with,
- Killingworth Moor (strategic site) – identified for delivery of up to 2,000 homes (SHLAA Site 074, LP Ref. Sites 22 to 26);
- Murton (strategic site) – identified for delivery of up to 3,000 homes (SHLAA Site 076, LP Ref. Sites 35 to 41).

10.29 The proposed development of each of these sites will have to take into account impacts upon the adjacent Green Belt. In the context of Annitsford Farm this includes the assessment of the relationship with the adjacent Northumberland Green Belt. Again, even following allocation, it will be for the development management process to determine the appropriateness of a specific scheme, but the layout of any proposed development will have to be realised in the context of the interface with the existing Green Belt boundary and, notably, by ensuring that this edge remains robust and permanent beyond 2032.

Local Plan Safeguarded Land

10.30 To complete this picture, a small amount of existing UDP safeguarded land has been proposed through the Local Plan, two areas relate to the retention of existing UDP designations and one is for a newly designated area. The former retained areas relate to: Land west of Camperdown Industrial Estate (SHLAA Site 333) and A19 Corridor 4, Backworth (SHLAA Site 111); with the latter being land at West Moor (SHLAA Site 056). This safeguarded land is identified on the Local Plan Pre-Submission Draft Policies Map.

10.31 These areas of land have been identified for protection from development for the life of the plan until at least 2032. In line with national policy requirements, they are between the Green Belt and the existing built-up area. Further assessment of this land, including the necessity to provide land for development, will only be required after the current plan period (beyond 2032) or in a situation where a full review of the Local Plan is necessary.

11 Final Conclusions

- 11.1 In conclusion, it has been determined that the existing extent of the Green Belt in North Tyneside continues to perform a key role in fulfilling the criteria as set out in NPPF criteria. In particular, importance is placed on the prevention of urban sprawl, ribbon development and development of the countryside in the north of the borough.
- 11.2 **In summary:**
- **Stage 1 concluded that there are no identifiable conditions at a strategic level, related to development requirements or land availability, which would constitute exceptional circumstances.**
 - **Stage 2 has failed to identify any exceptional circumstances at a site-specific level which would require change.**
- 11.3 As a consequence of the findings of this review, the Local Plan policies relating to Green Belt draw on the evidence gathered through this assessment process and do not make any proposal to change the Green Belt as currently designated. Map 7 shows the extent of the North Tyneside Green Belt as outlined in the Local Plan Pre-Submission Draft (2015); this represents no change from the 2002 UDP designation (Map 1).
- 11.4 The NPPF only allows amendment to Green Belt boundaries as part of a formal review through the Local Plan process. The requirement for this will continue to be monitored, this links directly to the 'Implementation and Monitoring' in the Local Plan and the Implementation and Monitoring Schedule which supports this. In acknowledging this, the exceptional circumstances which could kick-start a review in the future could include:
- A shortage of available, developable land for housing and employment purposes in order to meet the growth requirements set out in the Local Plan;
 - Significant encroachment into the parcel since original designation; and,
 - Implications of further changes to Green Belt in neighbouring local authority areas.

12 Appendices

Appendix 1 – Parcel Assessment Results and Further Issues for Consideration

APPENDIX 1: NORTH TYNESIDE GREEN BELT REVIEW STAGE 2 - PARCEL ASSESSMENT RESULTS							FURTHER ISSUES FOR CONSIDERATION				
Ref No	Parcel Name	NPPF1: Check the unrestricted sprawl	NPPF2: Prevent merging of settlements	NPPF3: Safeguarding countryside from encroachment	NPPF4: Preserve setting and character of historic towns	NPPF5: Assist in urban regeneration	Conclusion	Initial Recommendation	Detail of Potential Issue for Consideration	Further Discussion	Final Conclusion
801	Land to west of Rayleigh Drive, Seaton Burn	Partial Contribution	No Contribution	Partial Contribution	No Contribution	Positive Contribution	Whilst overall the parcel makes a limited contribution to Green Belt objectives it does help to maintain a buffer of open land between Wideopen/Seaton Burn and the A1(m). The site is covered by a number of important ecological and recreation designations. Opportunity may exist for rounding off in the Rayleigh Drive area, with a potential alternative boundary provided by a watercourse, path and tree line to west of the allotment gardens. Alternatively, removal of the entire parcel from the Green Belt may result in a more permanent western boundary being in place, in the form of the A1(m). Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Redrawing of eastern boundary to follow the burn and path. This could result in a simpler boundary rather than the current one, the edge to existing residential development, which is somewhat irregular. However this should also be considered in conjunction with parcels 802 and 803, looking at permanence of all boundaries to the west of Seaton Burn.	Whilst the current boundary is irregular in nature it does follow the line of existing built development, a line which is fairly strong. The alternative boundary which has been identified is not considered to be of greater permanence or strength than the existing one. As a strategic block 801, 802 and 803 all perform a positive role and a more robust boundary is not available.	No need for change – no exceptional circumstances identified.
802	Land to west of Brenkley Way, Seaton Burn	Partial Contribution	No Contribution	Partial Contribution	No Contribution	Positive Contribution	The parcel makes a limited contribution to Green Belt objectives. However the site is heavily wooded and covered by ecological designations. An alternative western boundary could possibly be formed by the A1(m) but only if a wider strategic deletion of the Green Belt was to be considered in this part of the borough along with 801 and 803. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel as part of review with 803. If changes are made to 803 then 802 would not be able to make a positive contribution to NPPF criteria.	Alternative boundary is not considered to be of greater permanence or strength. There is no necessity to change the designation of 803 in order to meet need for new employment land. As a strategic block 801, 802 and 803 all perform a positive role and a more robust boundary is not available. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
803	Land to the south of the A1/A19 Interchange, Seaton Burn	No Contribution	No Contribution	Partial Contribution	No Contribution	Positive Contribution	This parcel makes a contribution to NPPF objectives but only in a limited way. However an area of hard-standing is currently being used as part of A1(m) improvement work. If a change to the parcel were to be considered then a permanent boundary to the south would have to be identified. A minor road between parcels 802 and 803 could be considered the most appropriate. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel. This parcel is being promoted for industrial use by the landowner. Role of 801, 802 and 803 as a strategic block of parcels must be considered.	The findings of the ELR highlight that there is no need to find additional land for employment purposes in addition to that which is currently available or reserved for development. As a strategic block 801, 802 and 803 all perform a positive role and a more robust boundary is not available. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
804	Land north east of Seaton Burn	Partial Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	Parcel performs an important role in protecting open countryside and maintaining gaps between settlements as part of a block of land separating Wideopen and Seaton Burn with Dudley and Annitsford. As it is on the boundary with Northumberland it also plays a role in maintaining the important gap with Cramlington.	No change considered necessary			
805	Land east of Seaton Burn	Positive Contribution	Partial Contribution	Partial Contribution	No Contribution	Positive Contribution	Parcel performs an important role in protecting an important area of open countryside, some of which is covered by ecological designations, and in maintaining gaps between settlements as part of a block of land separating Wideopen and Seaton Burn in the west with Dudley and Annitsford to the east.	No change considered necessary			
806	Land west of East Coast Main Line, Dudley	Partial Contribution	Positive Contribution	Partial Contribution	No Contribution	Positive Contribution	Parcel performs an important role in protecting open countryside and maintaining gaps between settlements as part of a block of land separating Wideopen and Seaton Burn with Dudley and Annitsford. As it is on the boundary with Northumberland it also plays a role in maintaining the important gap with Cramlington.	No change considered necessary			
807	Land at High Barnes, Dudley	No Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	Parcel performs an important role in protecting open countryside and maintaining gaps between settlements as part of a block of land separating Wideopen and Seaton Burn with Dudley and Annitsford.	No change considered necessary			
808	Greenhouse Farm	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	Parcel performs an important role in protecting open countryside, some of which is covered by ecological designations, and maintaining gaps between settlements as part of a block of land separating Wideopen and Seaton Burn with Dudley and Annitsford. The role of preventing ribbon development and ultimately preventing merging of urban areas is crucial.	No change considered necessary			
809	Land at Russell Square, Seaton Burn	No Contribution	No Contribution	No Contribution	No Contribution	Partial Contribution	The parcel makes a very limited contribution to Green Belt objectives, possibly only by potentially directing development towards brownfield land elsewhere. The opportunity may exist to select an alternative boundary in this location and round off the Green Belt boundary however a more suitable boundary will have to be identified. The boundary between 809 and 810 is a footpath but this would have to be reinforced in some way to make it more permanent and robust. Further consideration could be undertaken in order to assess options for strengthening the boundary.	Potential for change	Potential removal of Green Belt designation from parcel. Existing footpath forms the internal boundary with 810.	A more appropriate boundary cannot be identified. Any change would compromise parcels 810 and 811 as well. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
810	Land east of Bridge Street, Seaton Burn	No Contribution	No Contribution	No Contribution	No Contribution	Partial Contribution	The parcel makes a limited contribution to Green Belt objectives. It is subject to a number of constraints and ecological designations, most critically being within Flood Zone 3. Despite this opportunity may exist for rounding off, with a potential alternative boundary provided by the Burn to the south of the parcel and a review is possible in conjunction with parcels 809 and 811. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel. New boundary could follow line of burn to the south of this parcel.	When viewed in wider context, with 809 and 811, this parcel still performs a separating function, helping to prevent the sprawl of Seaton Burn. The alternative boundaries are no stronger or more permanent than the existing ones.	No need for change – no exceptional circumstances identified.
811	Land south of Meadow Drive, Seaton Burn	No Contribution	No Contribution	No Contribution	No Contribution	Positive Contribution	The parcel makes a limited contribution to Green Belt objectives. It is subject to a number of constraints and ecological designations, most critically being within Flood Zone 3. Opportunity may exist for rounding off, with a potential alternative boundary provided by the Burn to the southern edge of the parcel. A review could be considered in conjunction with parcels 809 and 810 however this would have to come to the conclusion that the burn to the south would represent a stronger boundary than the edge of the existing residential development at Meadow Drive. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel. New boundary could follow line of burn to the south of this parcel.	When viewed in wider context, with 809 and 810, this parcel still performs a separating function, helping to prevent the sprawl of Seaton Burn. The alternative boundaries are no stronger or more permanent than the existing ones.	No need for change – no exceptional circumstances identified.
812	Land to east of Seaton Burn Waggonway	Positive Contribution	Positive Contribution	Partial Contribution	No Contribution	Positive Contribution	The parcel performs an important strategic role in preventing unrestricted development of the countryside to the east of Wideopen, some of which is covered by important ecological designations, including through the designation of a Local Wildlife Site. The important western boundary may increase in significance as the northern extent of the Wideopen UPD housing site continues to come forward for development. Maintaining a robust interface here will be vital.	No change considered necessary			
813	Land around Seaton Burn House	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	The parcel performs a crucial strategic role in preventing urban sprawl and merging of towns, preventing ribbon development along the B1321. There is a relationship with both the block of sites to the south of this parcel, towards Weetslade Country Park, and also those to the northern side of the B1321. The parcel is covered by ecological designations including a Local Wildlife Site.	No change considered necessary			
814	Dairy Farm, Seaton Burn	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	Along with the surrounding parcels, this performs a crucial strategic role in preventing merging of settlements, urban sprawl and development of countryside, some of which is covered by ecological designations.	No change considered necessary			
815	Greenhouse Farm	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	The parcel performs a crucial strategic role in preventing development of countryside, some of which is covered by ecological designations. There is also a role in limiting urban sprawl, helping to contain the urban area of Dudley to the west of the ECML.	No change considered necessary			
816	Land at Dudley, west of East Coast Main Line	Positive Contribution	Partial Contribution	Positive Contribution	No Contribution	Positive Contribution	The parcel performs a crucial strategic role in preventing development of open countryside, some of which is covered by ecological designations, and preventing wider urban sprawl of the western edge of Dudley.	No change considered necessary			

817	High Weetslade Farm	No Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	The parcel performs a crucial strategic role in preventing development of countryside, some of which is covered by ecological designations. The boundary with the undeveloped UDP employment land will have to be carefully considered in order to maintain robustness and permanence.	No change considered necessary			
818	Land to north of Sandy Lane, Wideopen	Positive Contribution	Positive Contribution	No Contribution	Partial Contribution	Positive Contribution	The importance of this parcel will increase, as committed developments are built out over the coming years, by maintaining a gap between Wideopen and Weetslade and preventing the threat of ribbon development along Sandy Lane. The parcel is covered by a number of ecological designations, including an LWS, and also plays an important role in protecting the setting of Sacred Heart Conservation Area. The parcel has a boundary with the Newcastle Green Belt and maintaining this link is crucial for the role of the Green Belt on a sub-regional scale.	No change considered necessary			
819	Land at Church of the Sacred Heart, Wideopen	No Contribution	No Contribution	No Contribution	Partial Contribution	Partial Contribution	The parcel makes a limited contribution to Green Belt objectives but it remains important in preserving the setting for the existing conservation area and listed building. The parcel includes a listed building and TPO designation. These factors mean the parcel acts as a strong edge to the Wideopen and Gosforth Green Belt. The parcel has a boundary with the Newcastle Green Belt to the south and can be viewed in this wider context, helping to maintain a gap to North Brunton. Any alteration of the boundary could weaken the role of the Green Belt in this area of the borough but the impact of this would need to be considered and there may be opportunity for review along with 820. Further consideration could be undertaken in order to assess options for strengthening the boundary.	Potential for change	Potential removal of Green Belt designation from parcel. Implications of adjacent potential residential allocation (site 4707) within Newcastle City Council boundary.	When viewed in conjunction with 820, the implications of adjacent Newcastle allocation mean that the role of this parcel would change substantially and it would be bounded on three sides by development. If such development came forward the removal of this parcel from the green belt would not substantially harm the role of the green belt within the area. However, its removal at this time would represent an unnecessary erosion and would not strengthen or enhance the role of the green belt within the borough. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
820	Land at Coach Lane, Wideopen	No Contribution	Partial Contribution	No Contribution	Partial Contribution	No Contribution	Whilst the parcel does contribute in a limited manner towards some of the NPPF criteria the strategic importance of it could be undermined by potential residential development surrounding the site within Newcastle City Council boundaries. Given that this parcel has more of a relationship with the Newcastle Green Belt, to the south, the resulting impact of deletion of this area of Newcastle's Green Belt through the Newcastle/Gateshead Core Strategy process, could further detract from the role of this parcel for the North Tyneside Green Belt and place question on the long-term need for designation. Further consideration could be undertaken in order to assess options for strengthening the boundary.	Potential for change	Potential removal of Green Belt designation from parcel. Implications of adjacent potential residential allocation (site 4707) within Newcastle City Council boundary.	When viewed in conjunction with 819, the implications of adjacent Newcastle allocation mean that the role of this parcel would change substantially. If such development came forward the removal of this parcel from the green belt would not substantially harm the role of the green belt within the area. However, its removal at this time would represent an unnecessary erosion and would not strengthen or enhance the role of the green belt within the borough. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
821	Land to south and west of Ethel Street, Dudley	Positive Contribution	Partial Contribution	No Contribution	No Contribution	Positive Contribution	Whilst the parcel plays an important strategic function in maintaining the gap between Dudley and Burradon there is an opportunity to simplify the boundaries around the existing residential terraces which are currently washed over and it might be that they are better excluded from the Green Belt. However the effect of such a relatively minor alteration may significantly narrow the functional Green Belt corridor in this location. As such it must be ensured that any amendment and alternative boundaries, such as to the rear of terraces, are permanent and robust and do not result in a subsequent widening of development at this location. Further consideration could be undertaken in order to assess options for strengthening the boundary.	Potential for change	Redrawing of boundaries to exclude Ethel Street, Clarke's Terrace and the Aged Miner's Homes - residential properties which are 'washed over' by current Green Belt. Consideration in conjunction with 822.	The only alternative would be the rear boundary of the existing terraces and this is not felt to be more permanent and appropriate than the existing. Such a change would put increased pressure on the field to the rear of Ethel Street. Loss of some of this parcel would result in only a very narrow, and potentially ineffective, strip of Green Belt remaining. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
822	Land to south of B1321, Dudley	Positive Contribution	Positive Contribution	Partial Contribution	No Contribution	Positive Contribution	This parcel is a key section of open countryside helping to maintain the separation of Dudley and Fordley with the rest of North Tyneside. There may be an opportunity to tidy the boundary at the western edge of the parcel, looking, in conjunction with review of 821, to amend around the rear of Clarke's Terrace. However, the wider parcel remains of crucial strategic importance. Further consideration could be undertaken in order to assess options for strengthening the boundary.	Potential for change	Redrawing of boundaries around Ethel Clarke's Terrace in conjunction with 821 - residential streets are in 821 but border this parcel and there would be a resultant impact on 821.	As above. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
823	Land west of Means Drive, Burradon	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	The parcel plays an important role in preventing sprawl and merging of settlements ensuring, along with 821 and 822, that there is a substantive gap between Dudley and Burradon. Any alteration to the north west boundary would serve to narrow the gap towards Dudley and limit the effectiveness of the Green Belt role. The eastern boundary at Means Drive is not felt to be permanent as would be ideal but there is no alternative option which would provide a stronger line.	No change considered necessary			
824	Land off Burradon Road, Burradon	Positive Contribution	Partial Contribution	Partial Contribution	No Contribution	Positive Contribution	The parcel does make a contribution to Green Belt objectives, particularly when viewed in conjunction with other parcels, helping to maintain the important gap and sense of openness between Dudley and Burradon.	No change considered necessary			
825	Land north of Cheviot Grange, Burradon	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	The parcel does make a contribution to Green Belt objectives, in conjunction with other parcels (821 to 824), helping to maintain the gap and sense of openness between Dudley and Burradon.	No change considered necessary			
826	Land around Burradon Farm Cottages	Partial Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	This is a significant strategic parcel of Green Belt land performing a key role in helping to prevent merging of urban areas both within North Tyneside and, in conjunction with the adjacent Northumberland Green Belt, across the local authority boundary towards Seghill. This is open countryside and, as such, there are a variety of agricultural land uses and buildings in this parcel that are complimentary to designation. Strong boundaries are in place which, alongside adjacent parcels, ensures the protection of encroachment from the northern edge of Killingworth to Dudley and Seghill.	No change considered necessary			
827	Land east of Kirklands, Camperdown	Positive Contribution	Partial Contribution	Partial Contribution	No Contribution	Positive Contribution	Whilst this parcel is urban fringe in nature it does have a strong relationship with the open countryside to the north and east. Substantive boundaries are in place with the existing urban area and designation helps to prevent any further sprawl of Killingworth. The parcel is covered by ecological designations, including a Local Wildlife Site, and the northern limits are also heavily covered in trees. When viewed in a wider strategic context this parcel helps to maintain the sense of openness from Killingworth and Camperdown in a northerly direction.	No change considered necessary			
828	Land off Killingworth Way, Killingworth	Positive Contribution	Partial Contribution	Positive Contribution	No Contribution	Positive Contribution	This parcel prevents any threat of ribbon development along the A1056 and performs a key role in safeguarding the countryside from encroachment. In addition, along with neighbouring sections, it helps to maintain the strategic gap towards Northumberland in the north.	No change considered necessary	No change to the Green Belt proposed but consideration necessary of the impacts of the development of the strategic site allocation at Killingworth Moor.	This parcel is adjacent to the Local Plan strategic site allocation at Killingworth Moor and any impact upon the Green Belt requires consideration. The limit of the strategic site is provided by Killingworth Way (A1056) which directly abuts the Green Belt. At this location Killingworth Way itself provides a strong, robust and permanent northern boundary to both the Green Belt and Killingworth Moor. The existing boundary, along with the significant proposals for green space within the boundary of the strategic site itself, will ensure that there are no negative impacts on the existing Green Belt. These issues will be guided by the Concept Plan, Masterplan and Local Plan policy. This position will be monitored and kept under review through the plan period.	
829	Land adjacent to A19 and east of Killingworth Way, Killingworth	Positive Contribution	Partial Contribution	Positive Contribution	No Contribution	Positive Contribution	This parcel performs a key role in safeguarding the countryside from encroachment and also, along with neighbouring sections, helps to maintain the strategic gaps northwards.	No change considered necessary	No change to the Green Belt proposed but consideration necessary of the impacts of the development of the strategic site allocation at Killingworth Moor.	See above.	

830	Land west of Backworth Lane	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	This area of land continues to fulfil important Green Belt purposes. There are strong boundaries to the west and east in terms of the A19 and Backworth Lane respectively and there is a particular importance placed on the prevention of ribbon development along these roads. There is also an important interface with the Northumberland Green Belt, together maintaining the important strategic gap in a northerly direction.	No change considered necessary			
831	Land west of Backworth Lane	Positive Contribution	Positive Contribution	Partial Contribution	Positive Contribution	Positive Contribution	This parcel of land continues to fulfil an important Green Belt purpose in terms of preventing ribbon development and sprawl along Backworth Lane and also by maintaining the separation between Backworth and Seghill, protecting this open land which is covered by ecological designations. This is part of an important strategic block of parcels to the north of Backworth including 830 to 834. There is also an important interface with the Northumberland Green Belt, together maintaining the important strategic gap in a northerly direction.	No change considered necessary			
832	Land west of Ashington, Blyth and Tyne Railway	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	This parcel makes a positive contribution to all of the NPPF criteria. It is important in terms of preventing Backworth from merging with Seghill, helping to maintain a gap by safeguarding the countryside towards the LA boundary along with the Northumberland Green Belt. Northumberland SHLAA Site 4735 lies adjacent to this parcel whilst at the current time it is not expected to come forward in the plan period, with delivery timeframe being "uncertain", if this were to change there could be an impact on this parcel. It also performs a function, with site 834, in helping to preserve the character and setting of Backworth, including the Conservation Area and land designated for ecological reasons.	No change considered necessary			
833	Land north of Backworth Lane, Backworth	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	The site is an important section of the Green Belt, meeting a number of NPPF criteria by preventing urban sprawl and ribbon development, most notably along B1322 Backworth Lane. It also helps to preserve the character and setting of Backworth Conservation Area.	No change considered necessary			
834	Land north of East Farm, Backworth	Positive Contribution	Positive Contribution	Partial Contribution	Positive Contribution	No Contribution	Despite there being concerns over the robustness of the southern boundary to the parcel it still performs an important function in terms of the Green Belt criteria. There has been a little encroachment and this review could offer an opportunity to look to redraw the boundary, taking into considering the Backworth Village Conservation Area designation, to provide a more robust boundary in the longer term. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Redrawing and tidying up of boundary to the rear of Backworth village which has become a little permeable due to encroachment.	No boundary which is more permanent or more robust is available as an alternative. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
835	Land north of West Holywell	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	This site does serve a useful purpose in checking the unrestricted sprawl of the urban area. It is also important in terms of protecting the Backworth Conservation Area. Again this works as part of a network of parcels around the north and east of Backworth village and towards Shiremoor. There are areas of brownfield land within this parcel at West Holywell and opportunity could be taken to improve or remediate land but only in a manner which is complementary with Green Belt policy and objectives. The site lies adjacent to the Northumberland Green Belt and fulfils a wider strategic role.	No change considered necessary			
836	Land at West Holywell	Positive Contribution	Partial Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Site 836 prevents the unrestricted sprawl of Backworth and Shiremoor and helps to prevent the narrowing of the gap between Backworth, Shiremoor and eventually Earsdon. Despite being more urban fringe than open countryside there parcel is covered by a number of ecological designations including two Local Wildlife Sites. The area does contain a number of businesses such as kennels and stables which to some degree have reduced openness however, on balance, it is considered that these are appropriate Green Belt uses, but overall this continues to make a positive contribution to all of the NPPF Green Belt criteria.	No change considered necessary			
837	Land south of Holywell Grange Farm	No Contribution	Positive Contribution	Positive Contribution	Partial Contribution	Positive Contribution	The site is part of the former Fenwick Colliery which has been reclaimed. The site performs a useful function, along with adjacent parcels, in preventing any narrowing of the gap between Shiremoor and Holywell. Despite of the former industrial land uses this area is covered by a number of ecological designations including being part of a LWS. There is also an important interface with the Northumberland Green Belt, together maintaining the important strategic gap in a northerly direction.	No change considered necessary			
838	Fenwick's Pit, East Holywell	Partial Contribution	Positive Contribution	Positive Contribution	Partial Contribution	Positive Contribution	The site is occupied by a number of former colliery buildings which have become derelict and associated with historic mining use. However the site is located centrally between Backworth and Earsdon and overall makes a positive contribution to Green Belt criteria.	No change considered necessary			
839	Land north of Earsdon View and Bypass	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	This parcel is important in terms of preventing Shiremoor and Earsdon from merging and also to preserve the special, character and setting of Earsdon Conservation Area. It makes a positive contribution to all of the criteria set out in the NPPF. The benefit of redrawing the boundary at the southern extent of the site to follow the Shiremoor Bypass would not represent a stronger, more permanent boundary than the existing edge of the existing urban area and subsequent landscaping between the urban area and by-pass. This is provided by the developing UDP-allocated housing site and the effect of the landscaping as an effective part of the Green Belt boundary.	No change considered necessary			
840	Land north of Earsdon Village	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Site 840 performs an important role in checking the unrestricted sprawl of Earsdon northwards along A192 and also westwards. This parcel is also important in terms of protecting the character and setting of the Earsdon Conservation Area. It makes a positive contribution to all of the Green Belt criteria and is also covered by a number of ecological designations including a LWS. Together with the adjacent Northumberland Green Belt it prevents any merging of urban areas across LA boundaries.	No change considered necessary			
841	Allotments south of Earsdon Road, Shiremoor	Positive Contribution	Partial Contribution	Partial Contribution	Partial Contribution	Positive Contribution	This parcel is small and currently being used as allotments although these are not felt to impinge upon openness between Shiremoor and Earsdon and are complimentary Green Belt uses. However with the development of Shiremoor Bypass there is an opportunity to look at simplifying the boundaries to make them more robust in the longer term. A review in tandem with site 840 could be considered focussing on simplifying the boundaries and selecting those which a more robust for the plan period and beyond. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel.	Current use is appropriate for the Green Belt. No robust alternative boundary can be identified. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
842	Clara Avenue, Shiremoor	Partial Contribution	Positive Contribution	Partial Contribution	Partial Contribution	Positive Contribution	Site is an existing recreation ground, as use which is complimentary to the Green Belt. There is an opportunity to look at simplifying the boundaries in tandem with site 841; however any alternatives would have to be strong and robust enough for the longer term. The main purpose is to prevent the gap narrowing between Shiremoor and Earsdon, including preserving the setting of the Conservation Area to the east. Any change would have to ensure that this setting was not compromised. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel.	Current use is appropriate for the Green Belt. No robust alternative boundary can be identified. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.

843	Earsdon B	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	This parcel is very important in terms of preventing Earsdon, South Wellfield and Shiremoor from merging. In addition, it is important in terms of preserving the character and setting of Earsdon Conservation Area. Loss of it to development would result in a continuous urban area towards the coast.	No change considered necessary	No change to the Green Belt proposed but consideration necessary of the impacts of the development of the strategic site allocation at Murton.	Parcels 843 to 845 - The indicative Concept Plan for the Murton strategic allocation includes a proposed road link within the Green Belt to the north of the Metro line. The exact route of the proposed link road is not fully determined but it could impact upon this site. This link road has been identified as essential to provide the infrastructure necessary to deliver the allocation. This road has the potential to alter the character of the Green Belt in this area but such a road would be "not inappropriate" in line with NPPF. With careful consideration of the route itself, design, and appropriate mitigation, the impacts of the new route could be minimised. Similarly, the potential development of a new Metro station will need careful consideration of design to reflect this sensitive location, within the context of the overall objectives of NPPF. The proposals for the strategic allocation will explore the opportunities to positively enhance the Green Belt in this location. These issues will be guided by the Concept Plan, Masterplan and Local Plan policy. This position will be monitored and kept under review through the plan period.	
844	Land west of South Wellfield	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	This parcel of land is important in terms of preventing South Wellfield and Earsdon from merging. It is also important in terms of preserving the historic character and setting of the Earsdon Conservation Area. The parcel makes a positive contribution to all of the NPPF criteria.	No change considered necessary	No change to the Green Belt proposed but consideration necessary of the impacts of the development of the strategic site allocation at Murton.	See above.	
845	Land north of the Metro line, South Wellfield	Positive Contribution	Partial Contribution	Positive Contribution	Partial Contribution	Positive Contribution	This parcel of land does perform an important function in terms of preventing Shiremoor and South Wellfield from merging. The longer term impact of any development south of the Metro line, on UDP Safeguarded Land, may have to be borne in mind but this parcel, along with 841 to 844 are crucial to this section of the Green Belt.	No change considered necessary	No change to the Green Belt proposed but consideration necessary of the impacts of the development of the strategic site allocation at Murton.	See above.	
846	Land west of Harewood Crescent, West Monkseaton	Partial Contribution	Partial Contribution	Partial Contribution	No Contribution	Positive Contribution	This is a small parcel of land and given the extent of the urban area to the north does little in terms of preventing urban areas from merging. A more robust boundary could be gained by removing this area and using the boundary to plot 845. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel.	Current use is appropriate for the Green Belt. No robust alternative boundary can be identified. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
847	Land north East of roundabout, Earsdon	Positive Contribution	Partial Contribution	Partial Contribution	Positive Contribution	Positive Contribution	The parcel plays a key role in protecting the setting of Earsdon Village, including the Conservation Area, and also in preventing conjoining of Earsdon and Wellfield. Potentially this role is even more significant than in the past due to the ongoing development of UDP safeguarded land, for residential development, to the east.	No change considered necessary			
848	Land north of Wellfield, West Monkseaton	Positive Contribution	Positive Contribution	Partial Contribution	Partial Contribution	Positive Contribution	The parcel makes a contribution to NPPF Green Belt objectives, performing an important role as part of a group of parcels preventing the merging of Earsdon and Wellfield. Again the role in protection of the setting of Earsdon has become more significant with the ongoing development of the Wellfield housing site. There is also a role in preventing any encroachment towards the LA boundary with Northumberland.	No change considered necessary			
849	Land east of A192, Earsdon	Partial Contribution	Partial Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Parcel performs an important role in checking the unrestricted sprawl of Earsdon northwards along A192. This parcel is also important in terms of protecting the character and setting of the Earsdon Conservation Area. The Northumberland Green Belt is adjacent to this parcel, across the local authority boundary, with each playing a complimentary strategic role.	No change considered necessary			
850	Land around Hartley Lane	Partial Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	The parcel makes an important contribution to preventing encroachment into the open countryside in the northern extremity of the borough. This, along with a block of adjacent parcels, also plays a complimentary strategic role with the Northumberland Green Belt in helping to ensure a gap between Hartley and the urban area in North Tyneside.	No change considered necessary			
851	Land north of Beaumont Drive, Whitley bay	Positive Contribution	Partial Contribution	Partial Contribution	No Contribution	Positive Contribution	Parcel is important in preventing the sprawl of the urban area in North Tyneside with Beaumont Drive provided a definitive edge to the built-up area. As such the current southern boundary to the parcel provides a very strong, defensible line.	No change considered necessary			
852	Land at Whitley Bay Golf Course	Positive Contribution	Positive Contribution	Positive Contribution	No Contribution	Positive Contribution	Parcel plays a key role in preventing the general sprawl of Whitley Bay and specifically the merging of Whitley Lodge with the St Mary's area. Current use as golf course is complimentary with Green Belt designation and the parcel is also covered by ecological designations, most notably the Brierdene Local Wildlife Site.	No change considered necessary			
853	Land east of former railway line and around Brier Dene Farm	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	This large strategic parcel, which is open countryside and partly covered by a Local Wildlife Site designation, contributes in a positive manner towards all of the NPPF Green Belt criteria. The setting is strengthened by the adjacent designated Green Belt in Northumberland. Along with sites 852, 854 and 855 this parcel helps to maintain the necessary separation between the northern edge of Whitley Bay and Seaton Sluice.	No change considered necessary			
854	Land west of Blyth Road, Whitley Bay	Positive Contribution	Positive Contribution	Positive Contribution	Partial Contribution	Positive Contribution	Parcel plays a key role in preventing ribbon development to the north of Whitley Bay and importantly prevents any threat of the merging of Whitley Bay and Seaton Sluice. It is part of a strategic network of parcels in the north east of the borough and is crucial to delivering Green Belt objectives.	No change considered necessary			
855	Land north of Whitley Bay Caravan Park	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	Positive Contribution	This parcel is a key section of Green Belt and makes a positive contribution to every criterion as set out in the NPPF. A number of crucial roles are played notably in helping to safeguard the setting of a range of heritage and conservation assets and also in preventing ribbon development and the threat of merging of Whitley Bay and Seaton Sluice.	No change considered necessary			
856	Land at Whitley Bay Cemetery	Partial Contribution	Partial Contribution	Partial Contribution	Partial Contribution	Positive Contribution	Whilst the parcel makes a limited contribution to Green Belt objectives it remains important in helping to define the setting of the St Mary's area at the northern end of Whitley Bay. The parcel is also covered by environmental designations and, despite the limited role played against the criteria; it is unlikely that the alternative boundary is any more robust. Current use as a cemetery is complimentary to Green Belt objectives and, as such, overall there may be limited scope for change. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel.	Current use is appropriate for the Green Belt. No robust alternative boundary can be identified. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.
857	Land at Brierdene, Whitley Bay	Partial Contribution	Partial Contribution	Partial Contribution	No Contribution	Positive Contribution	The parcel makes a limited contribution to Green Belt objectives; along with 856 it provides a small break to development in the existing urban area. It remains important in helping to define the setting of the St Mary's area at the north end of Whitley Bay however it is questionable whether this is fulfilment of any NPPF objective. The parcel is also covered by environmental designations, including the Brierdene Local Wildlife Site, and is impacted by flooding constraints. However, a review could be considered. Further consideration to assess options for strengthening the permanence of the boundary at this parcel.	Potential for change	Potential removal of Green Belt designation from parcel.	Current use is appropriate for the Green Belt. No robust alternative boundary can be identified. Retention of existing boundary most appropriate.	No need for change – no exceptional circumstances identified.