



North Tyneside Council

Local Plan

Sustainability Appraisal Report

ADDENDUM:MAIN MODIFICATIONS

January 2017

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1. NON-TECHNICAL SUMMARY

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

Introduction

1.2 North Tyneside Council has prepared a planning document that will provide a long-term planning vision for the Borough and contain policies and guidance that will be used to guide development in North Tyneside until 2032. This planning document is known as the Local Plan.

1.3 Preparing a Local Plan involves several stages. Consultation Draft versions were released in November 2013 and February 2015, and a Pre-Submission Draft released in November 2015. Following Submission of the Local Plan in June 2016 to the Secretary of State, an independent Planning Inspector has undertaken an Examination into the legal compliance, justification, effectiveness and conformity of the Local Plan with National Planning Policy Framework. This examination process has resulted in a range of Main Modifications to the Local Plan that will require further consultation.

1.4 Following engagement on Main Modifications the Local Plan is expected to be adopted in summer 2017, and will replace the adopted 2002 North Tyneside Unitary Development Plan.

1.5 European Directive 2001/42/EC (the SEA Directive) requires that Strategic Environmental Assessment (SEA) is carried out on a range of plans and programmes, including Local Plans, which are likely to have significant effects on the environment. UK law in the form of the Planning and Compulsory Purchase Act 2004, also requires that Sustainability Appraisal (SA) has to be carried out during the production of Local Plans to make sure that social, environmental and economic

issues are taken into account at every stage of preparation. SA covers wider social and economic effects of plans, as well as the more environmentally-focused considerations of SEA. SEA and SA can be satisfied through a single process subject to the SA meeting the requirements of the SEA directive.

1.6 SA, incorporating the requirements of SEA, has been carried out by North Tyneside Council for the Local Plan Submission Draft 2016.

Local Plan Main Modifications

1.7 This January 2017 Sustainability Appraisal should be read as an addendum to the Sustainability Appraisal 2016 submitted to the Secretary of State alongside the North Tyneside Local Plan in June 2016.

1.8 Following submission of the Local Plan, through the examination process a range of changes to the Local Plan known as Main Modifications have been identified as necessary to ensure the overall soundness of the Local Plan. These Main Modifications must be considered for their potential significant effects upon the sustainability of North Tyneside as any other aspect of the Local Plan.

1.9 Public consultation is due to take place on the Main Modifications in January 2017. This addendum is prepared to ensure that when published the potential significant effects of the Main Modifications have been identified and assessed in accordance with meeting the requirements for SA/SEA.

2. LOCAL PLAN PREPARATION AND SA

The Sustainability Appraisal Process and Plan Preparation

2.1 The SA process involves a series of stages of consideration and options appraisal that is undertaken in parallel with the preparation of development plans. Table 1 below provides a summary of the relationship between each stage of SA preparation and delivery of the North Tyneside Local Plan.

Table 1: SA preparation and relationship to the preparation of the development plan in North Tyneside.

Sustainability Appraisal Process	Where and When – relevant Local Plan document
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	<ul style="list-style-type: none"> • Core Strategy Scoping Report 2006 • Coastal Area Action Plan Scoping Report 2009 • Local Plan Scoping Report June 2013 • Local Plan Scoping Report August 2015
Stage B: Developing and refining options and assessing effects	<ul style="list-style-type: none"> • Core Strategy Issues and Options preparation up to December 2006 • Wallsend AAP issues and Options preparation up to January 2008 • North Shields AAP Issues and Options preparation up to June 2008 • Coastal AAP Issues and Options preparation up to November 2009 • Core Strategy Preferred Options preparation up to June 2010 • Joint AAP Preferred Options preparation up to February 2012 • Local Plan: Consultation Draft 2013 preparation up to November 2013 • Local Plan: Consultation Draft 2015 preparation up to December 2014 • Local Plan Pre-Submission Draft 2015 preparation up to September 2015 • Local Plan Submission Draft 2016 preparation and Main Modifications 2017
Stage C: Consulting on the preferred options of the Local Plan and SA Report	<ul style="list-style-type: none"> • Core Strategy Issues and Options December 2006 • Wallsend AAP issues and Options 2008 • North Shields AAP Issues and Options June 2008 • Coastal AAP Issues and Options November 2009 • Core Strategy Preferred Options June 2010 • Joint AAP Preferred Options February 2012 • Local Plan: Consultation Draft 2013 • Local Plan: Consultation Draft 2015 • Local Plan Pre-Submission Draft 2015 • Local Plan Submission Draft 2016 • Local Plan Submission Draft Main Modifications 2016

Stage D: Monitoring the significant effects of implementing the Local Plan	<ul style="list-style-type: none"> Local Plan Submission Draft 2016 incorporating Main Modifications
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The SA and the consideration of alternative options whilst preparing the Spatial Strategy of the Local Plan

2.2 Article 5(1) of EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) requires an assessment of the likely significant effects on the environment of implementing a plan or programme, and reasonable alternatives. Through the examination process queries regarding the range of alternative spatial strategies considered as part of preparation of the Local Plan were identified by the Inspector.

2.3 As can be noted from Table 1 above the process of Local Plan preparation since commencement of the Core Strategy, as long ago as 2006, has been an extensive process. To aide and provide additional clarity on the process of determining the Spatial Strategy for the Local Plan this section below outlines the consideration that has been taken and its relationship to SA.

Overview of spatial context

2.4 As a Borough, North Tyneside is made up of a number of distinct communities. However, it forms part of a contiguous built up area within the Tyne and Wear conurbation. This is an area well served by public transport and is highly accessible to services and facilities. Beyond the Tyne and Wear conurbation the smaller villages of the North West provide an alternative character area, whilst the remaining area north of the main built up area is designated as Green Belt.

The Core Strategy Preferred Options 2010

2.5 The preferred strategic approach to development outlined in the Local Plan has evolved from the initial concepts originally set out in the Core Strategy Preferred Options (CSPO, 2010)¹.

2.6 The CSPO, resolved primarily through Chapter 7 ‘Spatial Strategy’, that the preferred Spatial Strategy of the Borough was to include:

- Retention of the existing Green Belt,
- Prioritising development within the town centres and the areas covered by the Area Action Plans (Wallsend, North Shields and the Coast).

¹ Core Strategy Preferred Options 2010 http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=521572

- Distribution additional future development to meet the Borough’s needs within the main urban area.

2.7 The associated Core Strategy Sustainability Appraisal 2010² provides analysis of the options considered at this time including specifically assessed the proposed retention of the Green Belt and distribution of development in the urban area at:

- Preferred Option 8: The Urban Fringe and
- Preferred Option 12: Spatial Strategy.

Local Plan Preparation – 2013 to 2015

2.8 The approach established in the Local Plan evolved through the Local Plan process through Local Plan Consultation Draft 2013 and Local Plan Consultation Draft 2015, adapting as necessary to the latest evidence and responses, before the Council’s preferred approach was set within the Pre-Submission Draft that is now before the Examination.

2.9 Adjustments to the Spatial Strategy identified within the Core Strategy Preferred Options 2010 have taken place over subsequent preparation of the Local Plan and include:

- Incorporation of the North West policy area as a focus for growth, reflecting its gateway status and identified need for regeneration that emerged through engagement.
- Inclusion of the initially rejected strategic sites of Murton Gap and Killingworth Moor as part of the Spatial Strategy, to ensure the Local Plan could meet the overall housing requirement without triggering a need for review of the Green Belt. The requirement for their inclusion was established and tested through the Site Selection process.

2.10 The Local Plan Pre-Submission Draft 2015 including proposed modifications at paragraph 4.5 and Map 2 together set out the Local Plan ‘Strategic Policy Areas’ as being:

- Retention of the Green Belt;
- Area Specific Strategies (the former AAP areas along with the North West) to provide a focus for investment and development;
- Strategic allocations to provide a key location for housing development to meet the needs of the Borough;
- The A19 Economic Corridor and River Tyne North Bank as important locations for economic development and investment in the Borough.

²CSPO Sustainability Appraisal 2010 http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=521574

2.11 With the exception of the strategic allocations, each of these policy areas has evolved from the Core Strategy Preferred Options 2010.

Evolution of the Strategic Allocations

2.12 The process for consideration and identification of the Strategic Allocations of Murton Gap and Killingworth Moor for development is set out below.

2.13 *Core Strategy Preferred Options 2010* – The strategic allocations were discounted site options. At that time, as noted at Option 16 of the Core Strategy Preferred Options, the scale of the potential site and availability of other smaller potential sites capable of being delivered within the Borough's existing infrastructure meant land at Murton Gap and Killingworth Moor was not proposed as a preferred key site in 2010. A Sustainability Appraisal assessment of this site in 2010 is available in the Core Strategy Preferred Options Sustainability Appraisal.

2.14 *North Tyneside Local Plan Consultation Draft 2013* – The strategic allocations were included as a potential development site options, identified in multiple parcels of land in the November 2013 Local Plan Consultation Draft. The land parcels reflected the Strategic Housing Land Availability Assessment appraisal of each site. The 2013 Consultation Draft identified all potentially suitable sites as options. The sites were assessed within the Local Plan 2013 Draft Sustainability Appraisal Report³, Appendix 2 Assessment of Proposed Sites⁴.

2.15 *North Tyneside Local Plan Consultation Draft 2015* – The 2015 Local Plan Consultation Draft was informed by updated evidence of the Objectively Assessed Need and a revised plan period to 2032. Following consideration of the Borough's potential site options within the 2013 Local Plan Consultation Draft, the strategic allocations were included as preferred sites for residential development, within the Local Plan consultation draft in February 2015. The sites were assessed within the Local Plan 2015 Draft Sustainability Appraisal⁵.

2.16 *North Tyneside Local Plan Pre-submission Draft, November 2015* – The proposed strategic allocations as submitted to the Secretary of State were published for consultation in the Local Plan Pre-submission Draft in November 2015. The site selection was again assessed within the Local Plan Pre-submission Draft Sustainability Appraisal 2015⁶.

³ SA Report 2013 http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=558732

⁴ SA Appendix 2 2013 http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=558734

⁵ SA Report and Appendix 2015 http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=562890

⁶ SA Report and Appendix 2016 http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=565799

Specific alternative spatial options

2.17 Through Local Plan Pre-submission Draft consultation in November and December 2016, a spatial alternatives were identified by some respondents as specific alternatives to the identification of Murton Gap and Killingworth Moor as strategic allocations.

- 2.18 The independent inspector identified these alternatives as including:
- i. Spreading growth evenly around the plan area including priority to previously-developed land;
 - ii. Focussing growth in the North West Strategic Policy Area to address what has been described as a “poor gateway image”;
 - iii. Significantly reduce the Murton Gap site to 1,000 homes at the Rake Lane/New York area;
 - iv. Release land north of Whitley Bay; and/or,
 - v. Redirect growth to the Tyne corridor including former Swan Hunters in Wallsend.

i. Spreading growth evenly around the plan area including priority to previously-developed land;

2.19 The Local Plan at Policy S1.1 recognises Wallsend, North Shields, the Coast and the North West as locations where growth can be focused whilst delivering the remaining development needs across the urban area and proposed Strategic Allocations of Murton Gap and Killingworth Moor.

2.20 Consequently the approach of the Local Plan is to spread growth across the Borough. The degree to which such growth is evenly distributed is influenced directly by the availability of suitable, sustainable and developable sites and land capable of coming forward as viable housing proposals over the Local Plan period; the assessment for which is made through the Strategic Housing Land Availability Assessment (SHLAA).

2.21 A spatial strategy that sought to spread growth evenly across the Borough but did not include development at the strategic allocations of Murton Gap and Killingworth Moor would constrain the ability of the Borough to accommodate sufficient development to meets its full Objectively Assessed Need for housing. Site specific Sustainability Assessments of Murton Gap and Killingworth Moor include consideration of the option of not bringing the sites forward for development but as a spatial strategy this does not represent a reasonable option.

2.22 Throughout the Local Plan, the re-use of brownfield land is encouraged and a range of brownfield sites have been proposed as allocations in line with the NPPF.

2.23 A wide range of brownfield sites have been included as Local Plan allocations. Over 2,500 dwellings have been identified for allocation through the Local Plan on brownfield sites throughout the Borough, maximising the potential from this source. This represents a significant brownfield supply and a notable proportion of future housing delivery. However, there is a finite supply of such land which has also been used to meet the Borough's wider development requirements (particularly for employment). Hence, in order to meet the identified housing requirement the shortfall will have to be made up from delivery on the most sustainable greenfield sites.

2.24 To provide specific priority for the development of brownfield land would not be in line with NPPF and would not enable delivery of the Borough's housing requirements.

ii. Focussing growth in the North West Strategic Policy Area to address what has been described as a “poor gateway image”;

2.25 The Local Plan Policy S1.1 includes reference to the North West when identifying the locations where most housing development will be located. A key reason for the identification of the North West area within the spatial strategy, outlined in subsequent policy for the area is to address the poor gateway image referred to. A number of sites are identified in the North West Villages sub-area capable of delivering growth. The overall scale of this growth is limited by the environmental capacity of the area and the Council's approach to retention of the Green Belt and site selection process that sought to identify the most sustainable and appropriate sites for development distributed across the Borough.

2.26 Through this process, the North West area includes two proposed major housing allocations in Annitsford Farm - one of only four allocations in the Local Plan of 400 units or more, and Grieves Row - a brownfield site with capacity for an estimated 90 units; in addition to a number of smaller proposed allocations targeted at environmental improvement and re-use.

2.27 The focus of further development within the North West, or a focus of the majority of development in the North West is not a reasonable alternative when considered alongside:

- The status of the Green Belt as a whole in North Tyneside, which is addressed independently through the Green Belt policy. The Green Belt Review (2015) concluded there were no exceptional circumstances to release land from the Green Belt to meet the development requirements, given the availability of more sustainable non-Green Belt sites within the Borough; and

- The relative proximity and sustainability of the area to the existing primary population centre in North Tyneside, multiple town centres and access to the metro system and high frequency bus services that serve key routes along the Coast Road, riverside and A19.

iii. Significantly reduce the Murton Gap site to 1,000 homes at the Rake Lane/New York area;

2.28 A reduction in the number of homes that may be brought forward at Murton Gap to 1,000 dwellings it is considered would still represent a strategic development of the site in the context of other allocations in the North Tyneside Local Plan.

2.29 Alternatives to delivering housing development at Murton Gap are considered through the site selection appraisals. Through the overall preparation of the Local Plan from its initial assessment in the Core Strategy Preferred Options 2010, it was identified that the infrastructure requirements associated with the site require a comprehensive approach capable of addressing all the potential issues that might arise. The Core Strategy 2010 SA and the Local Plan Consultation Draft 2013 SA included appraisal of development of the site in individual parcels.

iv. Release land north of Whitley Bay

2.30 An existing development is currently underway at West Park (also known as Land to rear of North Ridge) of approximately 200 homes to the north of Whitley Bay. All remaining land to the North of Whitley Bay is within the North Tyneside Green Belt. This consequently is appraised as a strategic policy option through consideration of the Local Plan approach to the Green Belt.

2.31 A Green Belt Review has been undertaken to support the Local Plan and this concludes that there are currently no exceptional circumstances evident, as required by NPPF, to support any change to the current Green Belt boundaries. The boundaries identified are considered to be permanent and able to endure beyond the plan period. Principally, there remains sufficient suitable, sustainable and deliverable land outwith the Green Belt to meet the identified need for new homes and, therefore, there is no need to consider this land for development and the Local Plan confirms that this land will remain designated Green Belt over the plan period.

v. Redirect housing growth to the Tyne corridor including former Swan Hunters in Wallsend.

2.32 At appropriate locations along the River Tyne corridor, the Local Plan identifies and promotes growth in residential uses. The already permitted Smiths Dock development is a key site for housing development at the riverside with 800

homes permitted. Adjacent to Smith's Dock, the Local Plan identifies potential allocations at Dock Road / Lawson Street and Site 18R as well as a number of smaller potential allocations at Coble Dene, and along the Fish Quay and New Quay area of North Shields riverside.

2.33 Not including the 800 units at Smiths Dock, along the River Tyne corridor as a whole the Local Plan identifies capacity for approximately 680 homes across 12 separate sites.

2.34 Allowing for the suitability of sites and their availability for residential development, the ability to bring forward residential development in this area has been maximised under the wider spatial strategy to distribute development across the Borough.

2.35 Through the Core Strategy, Wallsend AAP Issues and Options Sustainability Appraisal (January 2008) and subsequent Local Plan preparation, the River Tyne Corridor is identified as a primary location for commercial activity. This is a longstanding spatial priority for the Council and the North East LEP. The riverside and existing industrial infrastructure in place along its length for heavy engineering represents a unique resource for the region and certainly Tyne and Wear. The activities that take place along the River, particularly those with associated to the oil and gas sector are highly cyclical whilst opportunities for major inward investment into the renewable sector are generally highly sensitive. Such issues have impressed the importance of providing certainty about the future use of the river corridor if it is to continue to provide the key contribution to the economy of the region that its designation as an Enterprise Zone indicates.

2.36 At this time, the majority of under-used land at the River Tyne Corridor not proposed for residential development within the Local Plan is at the Port of Tyne in North Shields and Swans (the former Swan Hunter Yard) in Wallsend. Both sites are currently designated as part of the River Tyne North Bank Enterprise Zone whilst Swans benefits from a Local Development Order for development in accordance with the sectors promoted through the Enterprise Zone.

2.37 North Tyneside Council own and manage the Swans Site whilst the Port of Tyne own and manages its land at North Shields. Neither landowner is currently making the land available for residential development and both have indicated that they are actively pursuing opportunities for industrial/commercial development consistent with site appraisals undertaken as part of the ELR. Other notable areas of undeveloped/potentially available land at the riverside are either owned by or in close proximity to Northumbrian Water Ltd's Howdon Waste Water Treatment Works.

2.38 As such, this River Tyne corridor as a general location for the majority of housing growth to be located – in addition to the housing growth identified through the Local Plan - is not at this time identified as a reasonable alternative.

3. ASSESSING THE LOCAL PLAN MAIN MODIFICATIONS 2017

3.1 This chapter sets out the methodology for carrying out the SA for the North Tyneside Local Plan Main Modifications 2017. National guidance on the procedure for carrying out SA was again followed; however the process was tailored to reflect the particular circumstances of North Tyneside.

3.2 The Planning Policy team undertook training in March 2014 in order to be fully updated with relevant guidance and best practice. This meant that when preparing the each stage of the emerging Local Plan, the principles of sustainable development were firmly entrenched.

Appraisal of Modifications to the Local Plan Objectives

3.3 The Local Plan: Consultation Draft 2015 contained 12 objectives that set out the key components required to meet the overarching vision of the Plan. They are as follows:

- Ensure a sustainable future for North Tyneside with communities and infrastructure that are well placed to mitigate climate change
- Diversify, strengthen and grow the local economy providing excellent job opportunities for everyone
- Give all residents the opportunity to live free from crime and enjoy a healthy lifestyle, achieving their potential in work and education
- Provide an appropriate range and choice of housing to meet current and future needs
- Revitalise the town centres
- Regenerate the Coast
- Regenerate the Riverside
- Manage waste in order to minimise the amount produced and sent to landfill
- Protect and enhance the natural environment
- Protect and enhance the built environment

- Ensure sustainable access throughout the Borough, with the wider region and beyond
- Enhance the image of the Borough

3.4 The Local Plan Main Modifications resulted in a number of changes to the Objectives.

Objective 6 for North Tyneside			
Exam Mod Ref	Page Number	Policy / Site /Para /Fig	Text with Proposed Modification
MM36	22	Objective Table	<p><u>6 Regenerate the Borough</u></p> <p><u>Opportunities for regeneration and investment across the whole Borough will be identified and explored over the plan period. Early examples of regeneration priorities within North Tyneside include:</u></p> <ul style="list-style-type: none"> • <u>The North Bank of the River Tyne, with a focus on revitalising Wallsend riverside, bringing underused areas back into beneficial use, improving links with the River and adjoining communities, and on the Port of Tyne in providing an international gateway to the Borough.</u> • <u>Support for the revitalisation of Wallsend town centre and Willington Quay, North Shields town centre and the heritage-led regeneration of the Fish Quay.</u> • <u>The Coast from North Shields Fish Quay to St Mary's Lighthouse in Whitley Bay, with new facilities and improved public realm to develop the tourism and visitor offer whilst safeguarding the natural landscape and wildlife habitat and conserving the historic environment.</u> • <u>Enhance the character and attractiveness of the North West villages bringing under-used or vacant sites back into use and supporting improved accessibility and connectivity.</u> <p>6 Regenerate the Coast The Coast from North Shields Fish Quay to St Mary's Lighthouse in Whitley Bay will be regenerated to enhance its image through a coordinated approach to delivering regeneration schemes with new facilities and improved public realm to develop the tourism and visitor offer whilst safeguarding the natural landscape and wildlife habitat.</p>
Merged with Objective 7 and modified to clarify reference to borough wide intentions of the Council regarding regeneration and current strategic policy areas of Wallsend, and Willington Quay, North Shields, the Coast and the North West Villages. As advised by Historic England, to make reference to the historic environment, relevant as the coast is an area with a rich and varied history, including a number of designated assets.			
Objective 7 for North Tyneside			
Exam Mod Ref	Page Number	Policy / Site /Para /Fig	Text with Proposed Modification
MM37	22	Objective Table	<p>7 Regenerate the Riverside</p> <p>The North Bank of the River Tyne will be regenerated with marine related industries and training on Wallsend riverside bringing underused areas back into beneficial use and, together with improved links with adjoining communities,</p>

			support the revitalisation of Wallsend town centre Town Centre and Willington Quay. Down river, the Port of Tyne will continue to provide an international gateway to the Borough and the heritage-led regeneration of North Shields Fish Quay will be an increasing draw for visitors and tourists.
Merged with Objective 6			
Objective 12 for North Tyneside			
Exam Mod Ref	Page Number	Policy/ Site /Para/ Fig	Text with Proposed Modification
MM42	23	Objective Table	42 <u>11</u> Enhance the Image of the Borough High quality design will be a requirement of all new development supporting quality of life, sustainable communities and, the preservation or enhancement of the existing natural, and built and <u>historic</u> environment, to develop and maintain a clear identity and focus for the Borough and <u>to</u> increase the attraction of the Borough to business and visitors.
As advised by Historic England, some heritage assets may not fit easily into the description of “built environment”, so a specific mention to the historic environment is required. To reflect merging of objectives 6 & 7 and subsequent change in reference			

Updated SA Matrix Assessment of Local Plan Objectives

		SA Objectives																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Local Plan Objectives	1	A	A	A	A	A	A	G	G	A	G	G	G	G	G	G	G	G	G	G
	2	G	G	G	G	G	G	G	A	A	A	A	A	A	A	A	A	A	A	A
	3	G	G	G	A	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G
	4	G	G	G	A	A	G	G	A	A	A	A	A	A	A	A	A	A	A	A
	5	G	G	G	G	A	A	G	A	G	A	A	G	A	A	G	G	A	G	A
	6	G	G	G	G	A	A	G	A	A	A	A	A	A	A	A	G	A	A	A
	7	A	A	A	A	A	A	A	A	A	G	G	A	A	G	A	G	A	A	A
	8	A	A	A	G	A	A	G	G	G	G	G	G	G	G	G	G	G	G	A
	9	A	A	A	A	A	A	G	A	A	A	A	A	A	G	G	G	A	G	A
	10	G	G	G	G	A	A	A	G	G	A	G	G	A	A	G	A	A	A	G
	11	G	G	G	G	A	A	G	A	A	A	A	A	A	A	A	G	A	A	A

Conclusion The Local Plan: Consultation Draft 2015 contained 12 objectives that set out the key components required to meet the overarching vision of the Plan. Following consultation these have been modified to 11 objectives with the separate objectives for the Riverside and the Coast being combined with the other four key areas to form a new Objective 6 – Regenerate the Borough. Each objective is expressed in more detail through the Plan’s policies it was therefore deemed appropriate to undertake a less in-depth assessment of the objectives themselves. The Local Plan objectives were therefore tested against each of the SA objectives in the matrix above, where “green” represents a positive relationship, “amber” represents an insignificant or irresolute relationship and “red” represents a clear conflict.

Effect of the modification The amendments to objective 4 and 11 (previously 12) did not result in any changes and the modification of Objective 6 did not result in any changes to its scoring against the SA objectives.

The Objective 7 (prior to being merged into objective 6) had previously made reference to training (which the modified Objective 6 does not) and was therefore considered to have a positive relationship against SA Objective 5.

Objective 7 was previously considered to have an insignificant relationship with SA objective 7 but since being merged into Objective 6 it now has a positive relationship with this SA objective. The overall effect of the modification is therefore not considered to be significant.

Appraisal of Local Plan Growth Options

3.5 Planning Policy officers have worked closely with specialist consultants (Arup, Edge Analytics and Arc4) to provide expert, robust and impartial support in strengthening the Authority's evidence of employment and housing needs. This evidence plays a crucial role in demonstrating that the Authority has considered and sought to meet its development needs when preparing the Local Plan.

3.6 The initial housing growth options were developed by Edge Analytics in 2014. The forecasts prepared were based upon demographic data and included a range of scenario based upon forecast economic growth in North Tyneside – developed in evidence prepared by Arup for the Employment Land Review. The overall projections for economic growth in North Tyneside remain unchanged but the baseline evidence informing population and housing growth has been updated. The evidence base for housing growth that informs the Main Modifications 2017 have been informed by updates that include publication of the 2014 based Sub-National Population Projection in February 2016 and publication of the 2014 based Household Forecast in July 2016.

3.7 Whilst the Growth Options themselves do not form part of the Local Plan document the resulting revision to the evidence supporting the Local Plan led to a modification of Policy S4.2 Housing Figures. The modification and update to the Sustainability Appraisal of the Borough's growth options is outlined below.

Policy S4.2 Housing Figures			
Exam Mod Ref	Page Number	Policy /Site /Para/ Fig	Text with Proposed Modification
MM15 5	75	Policy S4.2	To provide for the growth and development needed in North Tyneside to meet the Borough's Objectively Assessed Need

		objectively assessed need for new homes, provision is made for the development of at least 47,388 16,593 homes from 2011/12 to 2031/32. at This overall requirement will be provided through a phased approach, to deliver an annual average of 828 790 new homes per year per annum over the plan period.
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The modification adjusts the annual housing requirement following the release of new population and housing projections by ONS and DCLG in 2016. The following outlines how the update has amended the annual dwelling requirement for each scenario and the growth options previously considered by the Council.

Growth Options (Scenario – Dwellings per annum)

1.High Plus – ~~4,836dpa~~ / 1,630dpa ; 2.High Plus (Lower net out commute) ~~4,399dpa~~ / 1,240dpa; 3. Jobs Led Higher ~~4,402dpa~~ / 1,228dpa ; 4. Jobs Led Higher (Lower net out commute) ~~999dpa~~ / 867dpa ; 5. Jobs Led Medium ~~4,237dpa~~ / 1,074dpa; 6. Jobs Led Medium (Lower net out commute) ~~848dpa~~ / 682dpa ; 7. Jobs Led Lower ~~956dpa~~ / 825dpa ; 8. 5 Year Migration Trend 868dpa / no update ; 9. 10 Year Migration Trend ~~864dpa~~ / 750dpa; 10. ONS Sub-National Population Projection 2012 ~~840dpa~~ / 2014 707dpa; 11. ONS Sub-National Population Projection 2010 812dpa / no update ; 12. Jobs Led Lower (Lower net out commute) ~~588dpa~~ / 493dpa ; 13. 10 Year Migration Trend (Newcastle) ~~584dpa~~ / 503dpa ; 14. 10 Year Migration (Newcastle & Northumberland) ~~498dpa~~ / 420dpa ; 15. Natural Change 320dpa / no update

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

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

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

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

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

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

Proposed Main Modification January 2017

The modification to policy S4.2 proposes to amend the annual dwelling requirement from 828dpa to 790dpa. This change has come about as a result of the latest household and population projections published by the government in 2016 and the draft advice provided to the government in a Local Plan Expert Group (LPEG) report of March 2016. Both these developments occurred following Council agreement of the 2015 Pre-submission Draft Local Plan in October 2015.

The final figure of 790 dwellings per annum is achieved by taking the Council’s preferred range of housing forecasts under **Growth Option B** that represent the medium Growth Option and result in 727 homes per year when based upon the latest government projections. A further uplift of approximately 10% is then advised, informed by the guidance of LPEG to take into account market signals regarding the affordability of housing in North Tyneside, resulting in the figure of 790 dwellings.

SA objective	Growth Options															Comments
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
1	G	G	G	G	G	G	G	A	R	R	R	R	A	R	R	374 jobs per annum is the Borough’s non-policy-driven baseline estimate. Options that aim for lower than this are not seen to support growth in a working-age population, nor does it aim for growth in jobs. This would have a negative effect on the Borough’s job offer and economy. The effect of following this option over the long term would be increasingly negative.
2	G	G	G	G	G	G	G	A	R	R	R	R	A	R	R	
3	G	G	G	G	G	G	G	A	R	R	R	R	A	R	R	

4	G G G G G G G	A	R	R	R	R	A	R	R	Tourism is a major component of the Borough's economy. The greater the workforce, the better the opportunity for a stronger economy and increased investment that would benefit the tourist industry.
5	A A A A A A A A A A A A A A A A A									Those options that plan to accommodate more people than the projected population could create more demand and require additional investment in current school provision. This could be yielded from developer contributions of the associated housing developments. For those lower growth options, there would be little change in school population and so no effect on their capacities. Beyond the Plan period these options would lead to a reduction in school-age children. Educational management to manage school roster would be required and school structures may need to change. Reduced economic growth could represent fewer on-site and apprentice training opportunities.
6	G G G G G G G G G G G G							R	R	All growth options plan for sufficient homes for their own scenarios. However, the numbers of homes planned under options 12 to 15 fall below the amount that could accommodate population projections. This means the correct number, tenure, affordability, etc. of homes to meet the Borough's needs would not be delivered. The effect of following these options over the long term would be increasingly negative. MODS Update – whilst the revised figure results in a reduction in absolute number of homes required the method to establish the annual dwelling requirement is unchanged other than to incorporate an additional 10% uplift to reflect market signals regarding affordability. It is therefore considered that the growth options positive effect upon this objective continues to be positive and indeed is further enhanced.
7	A A A A A A A A A A A A A A A A A									All development could have the potential to have negative and/or positive effects, regardless of its scale. Existing communities could feel their identity would be eroded by new development and create hostility. However, new house building in the borough can ensure communities and families can remain together, and bring about investment to improve the quality of life in an area.
8	G G G G G G G	A	A	A	A			R	R	For those options that do not aim to provide homes for more than the projected population, the result would be a population with proportionately more older people. With less of a working-age population to support facilities, the health services in the Borough could struggle. Plus, growth brings investment in facilities that could contribute to health facilities.
9	A A A A A A A A A A A A A A A A A							A	A	A larger population would suggest increased demand on community facilities. However,

																					higher growth would deliver investment in facilities, services and infrastructure that would benefit both new and existing residents. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
10	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
11	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for/level of positive or negative impact. Whilst higher growth could create more emissions through increased industry and travel, it also offers the opportunity for energy efficient and renewables schemes to be more viable and be delivered. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
12	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A larger population would suggest increased demand on travel infrastructure. However, higher growth would deliver investment in facilities and infrastructure that could benefit both new and existing residents.
13	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases, there could be greater impact on biodiversity and geodiversity. The level of impact would be dependent on the location and management of development. National and local policies exist to ensure that biodiversity and geodiversity are not adversely affected through avoidance, mitigation or compensation, which will be pursued in all growth levels. It will become more challenging to mitigate higher levels of growth as they could create a greater threat.
14	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
15	R	R	R	A	A	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	Lower growth does not require development on the Green Belt or designated open space. Those options that aim for higher growth either could or definitely require Green Belt.
16	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Any size or scale of development has the potential to affect the character of an area. The level of impact would be dependent on the location of the development and they way in which its delivery is managed. Local Plan and

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

Effect of modification The proposed modification has not led to an adjustment to the SA for these options. Effectively each growth scenario continues to have the same implications in terms of providing sufficient homes to accommodate the same level of job growth; and responds to the forecast shift in the size and age profile of North Tyneside’s population. In terms of the Borough’s preferred option the overall adjustment in the requirement has not been sufficient to lead to a shift in the overall strategy for development or identification of sites. As a consequence there are no material impacts as a result in the adjustment to the annual requirement to economic, environmental or social objectives.

Appraisal of remaining Main Modifications

3.8 The SA of proposed Main Modifications to the Local Plan has been undertaken as an update to the appraisals prepared to consider the Local Plan Pre-submission Draft. The method employed is based upon a “RAG” approach, where a R (Red) score represents an envisaged negative impact, A (Amber) represents an envisaged neutral or insignificant impact and G (Green) represents an envisaged positive impact.

3.9 Further information on the methodology employed in making the SA assessments can be found within the Sustainability Appraisal for Local Plan, June 2016⁷.

3.10 To ensure that consideration of the potential implications of all Main Modifications has been undertaken, this SA has incorporated a two stage process of considering the changes proposed to the Local Plan.

3.11 Outlined at Appendix 1 an initial assessment has been undertaken of every proposed Main Modification both in relation to changes to the supporting text and to the policies. This initial assessment considers whether any alternatives exist to the modification identified and then whether the modification is likely to have implications for the significant effects of the Local Plan upon the SA objectives.

3.12 This is followed in Appendix 2 by an appraisal of each of those Main Modifications identified as requiring further consideration to assess the significant effects of the Local Plan. Appendix 2 effectively updates the SA assessment of each part of the Local Plan subject to change as a result of the Main Modifications.

4. NEXT STEPS

4.1 The Local Plan examination hearings took place in November and December 2017 before an independent Planning Inspector. This SA Report, with the Local Plan Main Modifications 2017 will be submitted to the independent Inspector and subject to a formal six week consultation. Following the close of this consultation, all responses will be logged and analysed. In the event that the consultation raises significant legal compliance or soundness issues, it may be necessary to amend the Local Plan and carry this stage out again.

4.2 Representations to the Main Modifications consultation will be forwarded to the Inspector to consider. Pending the nature of those responses the Inspector is

⁷ SA for Local Plan June 2016, http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=565799

expected to prepare and finalise his report into the soundness of the North Tyneside Local Plan by May 2017. It is expected that the Local Plan will then be adopted July 2017.

4.3 At any point, should the Local Plan be subject to any material changes, it will again be subject to the SA process.

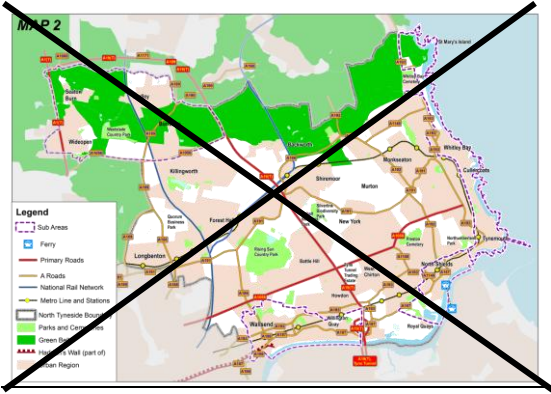
Appendix 1 - Main Modifications alternatives and initial assessment of potential significant effects

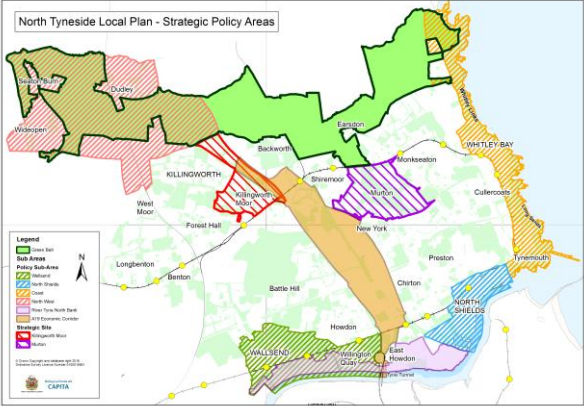
Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
MM9	<u>The Marine Management Organisation (MMO) are responsible for preparing Marine Plans and taking decisions affecting the marine environment which includes the coast, estuaries and tidal waters, as well as developments that impact on these areas. This cross over of marine planning and land use planning would apply to the coastal and riverside areas of North Tyneside (specifically it applies to the mean high water springs mark, therefore overlapping with the Local Plan). The MMO will be preparing a marine plan for the north east coast of England which will inform and guide marine users and regulators and seek to manage the sustainable development of marine industries alongside the need to conserve and protect marine species, habitats and leisure uses.</u>	To reference role, relationship and joint working between the Council and the Marine Management Organisation.	Factual description – no alternatives available.	No – amendment to supporting text to provide additional information.
MM10	<u>...planning decisions until adoption of the Local Plan. The remaining 'saved' policies in the UDP will be completely replaced on the adoption of this Local Plan.</u>	To reflect the replacement of UDP on the adoption of the Local Plan.	Clarification of procedure – no alternatives available.	No – amendment to supporting text to provide additional information.
MM15	<u>...production of the Local Plan and over its fifteen year life to ensure the policies and proposals of the Plan are based on the most accurate and robust information.</u> <u>Development sites referred to within this Local Plan have been considered with reference to a range of evidence and tests that ensure sustainable development. All the relevant site evidence is addressed in the accompanying Local Plan Site Schedule. This includes:</u> <ul style="list-style-type: none"> • <u>Sequential tests to ensure developments can be directed to areas with the lowest probability of flooding;</u> • <u>Heritage assessments that reviewed how the significance of heritage assets or their settings could be affected by development on the site and how any potential negative impacts could be mitigated or positive opportunities maximised.</u> 	As advised by Historic England, the Local Plan does not currently make sufficient reference to the heritage assessment of development sites. This part of the Plan, which discusses the evidence base that has informed the Plan, is a logical place to include such a reference to that piece of evidence and the others that have played a role in	Factual description – no alternatives available.	No – amendment to supporting text to provide additional information.

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	<ul style="list-style-type: none"> <u>Area-Wide and Strategic Sites Viability Assessments that ensure that development can be said to be viable and the Local Plan is deliverable.</u> 	informing proposals.		
MM29	<p>To deliver the overall strategy over the plan period to 2032 the Plan sets out a series of priorities and key actions which will enable Within each of these priorities additional key actions such as ensuring the delivery of affordable housing, and securing secure regeneration and investment, at The Spanish City and in Wallsend are major proposals that the Local Plan will support.</p>	<p>In response to comments from Killingworth Consortium of need to recognise the strategic allocations in the 'vision and objectives'.</p> <p>To reflect Murton Consortium comments to tie back to whole plan period (rather than just short-term).</p>	Modification reduces reference to key priorities of the Plan. Alternatives could include widening reference to all initiatives of the Plan but this is not considered a reasonable alternative.	No – amendment to supporting text that does not influence overall effect of the Local Plan proposals.
MM30	<p>We want North Tyneside to be a place of opportunity, prosperity and vibrancy; a place <u>that is resilient to climate change</u>, where everyone can be happy, healthy, safe, and able to participate in a flourishing economy. led by investment at the River Tyne in research and high-tech manufacturing and elsewhere in the Borough's town-centre's bustling office and manufacturing parks.</p>	To strengthen reference to climate change, which is included within the objectives, as an integral part of the vision for North Tyneside.	No additional alternatives to Submission Draft and proposed Main Modification are identified.	Yes - Amending Local Plan objectives requires further assessment of potential significant effects.
MM34	<p>The population of North Tyneside is forecast to grow, particularly with more residents aged 65 and over. Along with improvements to the existing dwelling stock, which will continue to meet most housing needs during the plan period, provision of additional homes to meet the full <u>objectively assessed need for housing requirements</u> during the plan period in sustainable locations, will assist housing affordability, improve the range and choice of housing and meet the needs of all sectors of a changing and growing population, and enable growth of the Borough's economy. Such housing provision will</p>	The proposed amendment builds in clearer reference to alignment with national policy regarding full objectively assessed needs.	No additional alternatives to Submission Draft and proposed Main	Yes - Amending Local Plan objectives requires further assessment of potential significant effects.

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	contribute to sustainable mixed communities.		Modification are identified.	
MM36	<p><u>6 Regenerate the Borough</u></p> <p><u>Opportunities for regeneration and investment across the whole Borough will be identified and explored over the plan period. Early examples of regeneration priorities within North Tyneside include:</u></p> <ul style="list-style-type: none"> <u>The North Bank of the River Tyne, with a focus on revitalising Wallsend riverside, bringing underused areas back into beneficial use, improving links with the River and adjoining communities, and on the Port of Tyne in providing an international gateway to the Borough.</u> <u>Support for the revitalisation of Wallsend town centre and Willington Quay, North Shields town centre and the heritage-led regeneration of the Fish Quay.</u> <u>The Coast from North Shields Fish Quay to St Mary's Lighthouse in Whitley Bay, with new facilities and improved public realm to develop the tourism and visitor offer whilst safeguarding the natural landscape and wildlife habitat and conserving the historic environment.</u> <u>Enhance the character and attractiveness of the North West villages bringing under-used or vacant sites back into use and supporting improved accessibility and connectivity.</u> <p><u>6 Regenerate the Coast</u></p> <p><u>The Coast from North Shields Fish Quay to St Mary's Lighthouse in Whitley Bay will be regenerated to enhance its image through a coordinated approach to delivering regeneration schemes with new facilities and improved public realm to develop the tourism and visitor offer whilst safeguarding the natural landscape and wildlife habitat.</u></p>	<p>Merged with Objective 7 and modified to clarify reference to borough wide intentions of the Council regarding regeneration and current strategic policy areas of Wallsend, and Willington Quay, North Shields, the Coast and the North West Villages.</p> <p>As advised by Historic England, to make reference to the historic environment, relevant as the coast is an area with a rich and varied history, including a number of designated assets.</p>	<p>No additional alternatives to Submission Draft and proposed Main Modification are identified.</p>	<p>Yes - Amending Local Plan objectives requires further assessment of potential significant effects.</p>
MM37	<p><u>7 Regenerate the Riverside</u></p> <p><u>The North Bank of the River Tyne will be regenerated with marine related industries and training on Wallsend riverside bringing underused areas back into beneficial use and, together with improved links with adjoining communities, support the revitalisation of Wallsend town centre Town Centre and Willington Quay. Down</u></p>	<p>Merged with Objective 6.</p>	<p>No additional alternatives to Submission Draft and</p>	<p>Yes - Amending Local Plan objectives requires further assessment of</p>

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	river, the Port of Tyne will continue to provide an international gateway to the Borough and the heritage-led regeneration of North Shields Fish Quay will be an increasing draw for visitors and tourists.		proposed Main Modification are identified.	potential significant effects.
MM42	42 <u>11</u> Enhance the Image of the Borough High quality design will be a requirement of all new development supporting quality of life, sustainable communities and, the preservation or enhancement of the existing natural, and built <u>and historic</u> environment, to develop and maintain a clear identity and focus for the Borough and <u>to</u> increase the attraction of the Borough to business and visitors.	As advised by Historic England, some heritage assets may not fit easily into the description of “built environment”, so a specific mention to the historic environment is required. To reflect merging of objectives 6 & 7 and subsequent change in reference.	No additional alternatives to Submission Draft and proposed Main Modification are identified.	Yes - Amending Local Plan objectives requires further assessment of potential significant effects.
MM44	To assist in guiding the proposals and policies of the Local Plan, Strategic Policy Areas have been defined based on : <ul style="list-style-type: none"> • <u>The Green Belt – the Plan ensures the extent of the Green Belt will remain unchanged. The area of land covered by this formal designation runs across the north of the Borough from Seaton Burn to the Coast. It is predominantly undeveloped and comprised of agricultural land, country parks and land for recreation uses.</u> • <u>The Area Specific Strategies – these strategies provide further detailed policy guidance for Wallsend and Willington Quay, North Shields, the Coast and the North West villages.</u> • <u>The strategic allocations at Murton and Killingworth Moor.</u> • <u>The A19 Economic Corridor.</u> • <u>The River Tyne North Bank.</u> 	Clarification that “Urban Fringe” is no longer a policy designation (it was from CSPO) and this should refer to Green Belt. Remove references to urban fringe (see also amendment to Map 2).	Amendments clarify and improve understanding of the structure of the Local Plan and scope of identified strategic policy areas. No alternatives exist.	No –this amendment to supporting text does not change overall effect of the Local Plan.

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	<ul style="list-style-type: none"> • The Urban Fringe – the area running east across the north of the Borough from Seaton Burn to the Coast. It is predominantly undeveloped and comprised of agricultural land, country parks and recreation uses. Much of the urban fringe is formally designated as Green Belt. • The Main Urban Area – further divided between the east and the west, including Killingworth town centre, but mainly covering the remainder of the Borough not included in as a priority investment area or the Urban Fringe. • Four priority investment areas – these locations include three of the Borough's town centres identified as priorities for North Tyneside. They cover: the Coast, North Shields, Wallsend and Willington Quay, and the North West Villages. 			
MM45	<p>These Strategic Policy Areas are shown on the Key Diagram (Map 2) displayed in Map 2.</p>  <p>Map 2 Local Plan Strategic Policy Areas</p>	<p>Replacement of Map 2 to. Clarify that “Urban Fringe” is no longer a policy designation and to identify strategic economic areas. Clarify the Strategic Policy Areas, add RTNB/A19 Corridor and align strategic allocation boundary with that identified on the by Policies Map. Map 2 to be retitled the Key Diagram to be consistent with the NPPF.</p>	<p>Map associated with amended description at MM44.</p>	<p>No –this amendment to supporting inset map does not influence overall effect of the Local Plan.</p>

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	 <p style="text-align: center;">Map 2 – The Key Diagram</p>			
MM53	<p>...In accordance with the nature of development those proposals should:</p> <ol style="list-style-type: none"> Minimise the impact and mitigate the <u>Contribute to the mitigation of the likely effects of climate change, taking full account of flood risk, water supply and demand and where appropriate coastal change. and support reduction in flood risk from all sources.</u> Are <u>Be</u> acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses. Make the best and <u>most effective and</u> efficient use of available land. Have regard to and address any identified impacts of a proposal upon the Borough's heritage assets, built and natural environment; and₁ Can be <u>Be</u> accommodated by₁ and make best use of₁ existing facilities and infrastructure, particularly in encouraging accessibility and walking, cycling and public transport, whilst making appropriate provision for new or additional infrastructure requirements. 	<p>Text – minor amendment for grammatical reasons so policy reads coherently with lead-in sentence.</p> <p>Sub-point a) – broad limb of policy is consistent with NPPF but need some provides some flexibility to be proactively implemented.</p> <p>Sub-point c) - to be more consistent with NPPF.</p>	<p>Amendment to policy arising from discussion at EiP hearings to ensure improved alignment with NPPF. No additional alternatives are identified.</p>	<p>Yes – This amendment Local Plan policy requires further assessment of potential significant effects.</p>
MM54	<p>...However, there is only a finite supply of brownfield land₁ which is not enough to meet the Borough's total growth requirements. Equally, not all brownfield sites are available for development, where or example they have become naturalised and valuable in</p>	<p>Amendment to clarify reference to viability and removal of reference to</p>	<p>Relatively limited change to</p>	<p>No – this amendment to supporting text</p>

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	ecological terms. Other sites may not be capable of being developed without significant investment, which can render them <u>unviable</u> not viable in this current climate . It is <u>It is</u> crucial <u>that</u> this Local Plan acknowledges such potential constraints in terms of releasing land before consideration is given to releasing sustainable greenfield sites.	current climate for development that will evolve over the local plan period as a whole.	text with no alternatives identified.	does not change overall effect of the Local Plan.
MM59	<p>Proposals in that are appropriate not inappropriate to the Green Belt, particularly those offering for increased or enhanced opportunities for access to the open countryside and which that provide opportunities for beneficial use as a biodiversity resource, such as outdoor sport and recreation, appropriate to the Green Belt, will be encouraged supported where it they preserve the openness of the Green Belt and will not harm the objectives of the designation. will not harm the objectives of the Green Belt, and recognise the important role of the green belt as a biodiversity resource.</p> <p>The Council will not permit additional development where it considers that the cumulative impact of these would be detrimental to the objectives of the Green Belt.</p>	Clarification of wording to emphasise intention of policy to highlight and promote a positive strategy for the green belt in North Tyneside related to public access and biodiversity. Initial proposed modification of <i>appropriate to not inappropriate</i> .	Amendment to policy to ensure improved alignment with NPPF. No additional alternatives are identified.	Yes – This amendment Local Plan policy requires further assessment of potential significant effects.
MM60	<p>4.26 The NPPF also provides clear guidance on development within the Green Belt. This sets out uses that are considered to be considered <u>to be not inappropriate</u> acceptable and appropriate within the Green Belt and is clear that, for other forms of development, the construction of new buildings is not appropriate. This reflects that fact that whilst a range of development is considered inappropriate, the Green Belt has an important role in the overall delivery of sustainable development of North Tyneside, including in providing a resource for wildlife, recreation, farming and other land-based businesses</p> <p>4.27 The main purpose of the <u>North Tyneside Green Belt</u> is to check the spread of the built up <u>built-up</u> area by keeping land permanently open, <u>preventing urban sprawl and merging of settlements</u>. Government guidance in the NPPF confirms that one of the essential characteristics of <u>a Green Belt Belts</u> is that of permanence, with boundaries only being able to be altered in exceptional circumstances. <u>Therefore, the Green Belt boundaries are considered to be robust, permanent and able to endure beyond the plan period.</u></p>	Amendment to introduce greater clarity and consistency regarding alignment with the purposes of the Green Belt identified in NPPF.	Amendments clarify the purpose and strength of the Green Belt. No alternatives identified.	No – this amendment to supporting text does not change overall effect of the Local Plan.

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
MM61	Based on paragraph 89 of the NPPF, North Tyneside will support the provision of buildings for agricultural use, outdoor sports and recreation facilities. <u>In conformity with the NPPF, the Council will regard the construction of new buildings in the Green Belt as inappropriate. However, as set out in paragraph 89, there are certain exceptions to this including, as examples: the provision of buildings for agricultural uses; appropriate facilities for outdoor sport and recreation; and extensions or alterations to an existing building, again providing they are appropriate. Such proposals will be determined on an individual basis and subject to the qualifications for these exceptions as set out in national policy.</u>	Clarification over acceptable uses and to conform with NPPF.	No alternatives identified.	No – this amendment to supporting text does not change overall effect of the Local Plan.
MM62	This Local Plan has consequently not sought to review or amend the existing boundaries of the Green Belt in North Tyneside. Having considered the extent of development requirements to 2032 and the capacity of existing safeguarded land in the Borough addressed in policies S1.7 and DM1.8 below. The existing boundaries of the North Tyneside Green Belt have not been amended through the Local Plan. This position is based on the findings of the Green Belt Review (2015), following consideration of: the requirements for growth and development to 2032; the role of the designated land in the context of the NPPF objectives; and, the capacity of remaining safeguarded land. In conclusion, there remains sufficient land in sustainable locations to meet the development needs of the Borough for at least the current plan period without requiring a review of change to the Green Belt.	Amendment to introduce greater clarity regarding the assessment undertaken in determining the appropriateness of the green belt extent and boundaries in North Tyneside.	Amendments clarify the evidence undertaken to inform the Local Plan concerning the green Belt. No alternatives identified.	No – the amendment to the supporting text only highlights evidence carried out in the preparation of the Local Plan and is not a significant effect.
MM63	Having defined the Green Belt and the growth requirements and sites necessary to meet this need, the Local Plan then identifies areas of safeguarded land, which are areas of undeveloped land outside the Green Belt and that are also not protected by other Local Plan designations such as open space. This land will be protected from development, being identified in order to meet long-term development needs, well beyond the Local Plan period. , these being locations which are potentially suitable for development but that are not allocated as such through the Local Plan. The designated safeguarded land will be protected from development for the life of the Plan but may meet longer term development needs beyond the plan period to 2032.	To clarify role of safeguarded land (NPPF).	The amendment clarifies the role of safeguarded land and no alternatives are identified.	No – the amendment to the supporting text only seeks to clarify the position of safeguarded land and is not a significant effect.
MM64	As a result, through this Local Plan the remaining areas of land that are located	To clarify of role of	The	No – the

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	<p>between the urban area and the Green Belt are identified as safeguarded land. In line with national policy requirements, the safeguarded land identified on the Policies Map is identified to meet <u>potential</u> development needs beyond the plan period, <u>in this case after 2032</u>, and therefore is not allocated for development at the current time.</p>	safeguarded land (NPPF).	<p>amendment clarifies that the future development needs after 2032 are only 'potential' development needs. Future revision of the Local Plan would determine future development requirements . No alternatives identified.</p>	<p>amendment is a clarification of the text which cannot at this stage account for development requirement post 2032.</p>
MM68	<p>In line with national policy, any future amendments to the Green Belt and the safeguarded land will <u>only</u> be undertaken through <u>a formal</u> review of the Local Plan. <u>The triggers for such a review are identified in Chapter 12 Implementation and Monitoring,</u></p> <p><u>notably through the Monitoring and Local Plan Implementation Policy and the accompanying Implementation and Monitoring Framework.</u></p>	<p>Amendment to clarify link between monitoring and future reviews of the Green Belt and Safeguarded Land in North Tyneside.</p> <p>The amendment responds to comments from a range of consultees including Persimmon Homes, Murton Consortium, Banks, Northumberland Estates etc.</p>	<p>The amendment clarifies the position that the Plan should be read as whole document but makes it more explicit of its link to Chapter 12. No</p>	<p>No – the amendment clarifies the position that was already established so no significant effect from making the amendment.</p>

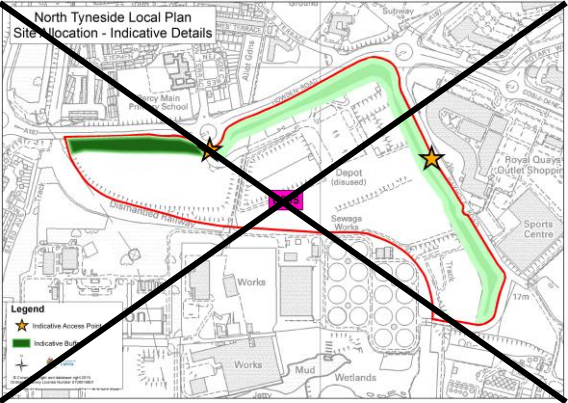
Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
			alternatives required.	
MM77	<p>Proposals that make an overall contribution towards sustainable economic growth, prosperity and employment in North Tyneside will be encouraged. This includes supporting economic growth as follows:</p> <p>a) <u>a.</u> Town Centres and Tourism</p> <ol style="list-style-type: none"> i. Attract a range of innovative and creative businesses to retail, leisure and office development within the Borough's town centres; ii. The creation, enhancement and expansion of tourist attractions, visitor accommodation and infrastructure, capitalising on the Borough's exceptional North Sea coast, River Tyne and International Ferry Terminal; iii. <u>Capitalise on the historic Historic environment including at Segedunum Fort and Hadrian's Wall World Heritage Site (WHS) in Wallsend and the Fish Quay in North Shields, while conserving and enhancing its significance.</u> <p>b) <u>b.</u> Advanced Engineering, low carbon, renewable, marine and off-shore technology, Port related activity and manufacturing</p> <ol style="list-style-type: none"> iv. Develop marine and renewable sectors of manufacturing in the River Tyne North Bank area, <u>as shown on the Policies Map</u>, including on the former Swan Hunter shipyard <u>Shipyard</u> and land owned by the Port of Tyne contributing to a low carbon economy, and building upon the existing high skills base and maximising the benefits of the Enterprise Zone, and accompanying Local Development Order. <p>e) <u>c.</u> Office and business investment</p> <ol style="list-style-type: none"> v. Support investment opportunities for regional and national scale office, research and development and manufacturing in the A19(T) economic corridor <u>A19 Economic Corridor as shown on the Policies Map</u>, which includes the former Enterprise Zone area. vi. Strengthen the Borough's important contribution to the economy of the Tyne and Wear conurbation with multi-national firms choosing quality business park accommodation in Cobalt, Quorum, Balliol and Gosforth Business Parks for national headquarters and major customer service centres. 	Policy as written had omitted some text, as noted by Historic England. Adding the text as suggested makes the intention clear with regards to the historic environment.	The additional text further highlights the historic environment within the Borough. No alternatives identified.	Yes- Amending this policy requires further assessment of potential significant effects.

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	<p>d) <u>d.</u> Distribution - major logistics</p> <p>vii. Recognise potential for major distribution and logistics facilities for goods and materials, that can take advantage of the Borough's excellent national and international transport connections by road, rail, air and port connections.</p>			
MM95	<p>Weetslade / Indigo Park – , including what has already been taken up, is a 33ha-49ha development site offering the opportunity for bespoke manufacturing and distribution buildings. The site is one of the largest in the north and can offer units ranging in size from <u>3,716m² to 139,355m²</u> 40,000 sq ft to 1.5 million sq ft.</p>	<p>Available land revised. Converted to metric. Site size corrected.</p>	<p>Maintaining a consistency of metric values throughout the Plan. The alternatives to provide a mixture of both values is not considered a reasonable alternative. Area of site is calculated from updated survey work but the site boundary has not changed. No alternative identified.</p>	<p>No – amending the values to record the floorspace in metric does not require any further consideration. The amendment to the site area is a reflection of the update in the recording of the site area with minimal changes to the site boundary that does cause a significant effect for further consideration.</p>
MM97	<p>To ensure an attractive and flexible supply of employment land is available to deliver the Council's strategy for economic prosperity and job growth and investment a total of 828 <u>822</u> hectares (<u>ha</u>) of currently occupied or available employment land is recognised of particular value to the economy and the following land will be available for development to 2032:</p>	<p>To reflect 2016 monitoring and latest evidence of take up rates. Remove “those” at sub-</p>	<p>Following updated site survey work the total employment</p>	<p>Yes – however, amending the values to record the floorspace in metric does not</p>

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration																									
	<p>a. 149 150 hectares of general employment land available for development during the plan period, an annual average of 8ha per year 2014 to 2032. Indicative mapping identifying potential access arrangements and possible areas of open space have been prepared for sites "E003 Weetslade", "E008 Gosforth Business Park", "E010 Balliol East Business Park", "E029 Tyne Tunnel Trading Estate" and "E050 Esso" where additional guidance could benefit future delivery. Planning applications related to those sites should have regard to these indicative plans.</p> <p>b. A further 38 30 hectares identified as reserved land, is within the curtilage of existing businesses and is therefore to be treated as potential expansion for these businesses.</p> <p>Unless specified elsewhere in the Local Plan, the The employment sites Employment Sites identified on the Policies Map.....</p>	<p>point b. to provide flex for other businesses to utilise reserve land.</p> <p>Reference to role of other elements in the plan promoting activities within the Local Plan.</p> <p>Spelling, punctuation and grammar.</p>	<p>land, available employment land and reserved land have been updated. No alternative identified.</p> <p>The deletion of 'those' from the policy widens the flexibility for the reserved land to be used by potentially other businesses . No alternative options identified.</p>	<p>require any further consideration. The amendment to the site area is a reflection of the update in the recording of the site area with minimal changes to the site boundary that does cause a significant effect for further consideration.</p>																									
MM453	<table border="1" data-bbox="331 1121 1294 1377"> <thead> <tr> <th>Policy Map Reference</th> <th>Site Name</th> <th>Ward</th> <th>Total Available (Ha)</th> <th>Total Reserved (Ha)</th> </tr> </thead> <tbody> <tr> <td>E002</td> <td>Dudley Industrial Area</td> <td>Weetslade</td> <td></td> <td>0.80</td> </tr> <tr> <td>E003</td> <td>Weetslade</td> <td>Weetslade</td> <td>31.86</td> <td></td> </tr> <tr> <td>E004</td> <td>Weetslade East A</td> <td>Weetslade</td> <td>1.40</td> <td></td> </tr> <tr> <td>E006</td> <td>Camperdown Industrial Estate</td> <td>Camperdown</td> <td></td> <td>2.12</td> </tr> </tbody> </table>	Policy Map Reference	Site Name	Ward	Total Available (Ha)	Total Reserved (Ha)	E002	Dudley Industrial Area	Weetslade		0.80	E003	Weetslade	Weetslade	31.86		E004	Weetslade East A	Weetslade	1.40		E006	Camperdown Industrial Estate	Camperdown		2.12	To be update employment land supply context to latest 2016 position.	Cross reference from the Policy map and the employment site survey records revealed that the table in	Yes –amending the data in the supporting table of the Policy does require further consideration as it is considered to a significant effect.
Policy Map Reference	Site Name	Ward	Total Available (Ha)	Total Reserved (Ha)																									
E002	Dudley Industrial Area	Weetslade		0.80																									
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E006	Camperdown Industrial Estate	Camperdown		2.12																									

Policy / Site / Para / Fig	Text with Proposed Modification					Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	E007	Station Road Industrial Estate	Camperdown		0.86 <u>2.12</u>		the policy was inaccurate and therefore it has been updated. No alternative options identified.	
	E008	Gosforth Business Park	Longbenton	10.26				
	E009	Balliol Business Park West	Longbenton		2.22 <u>2.05</u>			
	E010	Balliol Business Park East	Longbenton	25.79 <u>25.29</u>				
	E013	Proctor & Gamble Industrial Site	Killingworth		8.51			
	E014	Bellway Industrial Site	Killingworth	<u>0.44</u>	0.27			
	E016	North Tyne Industrial Estate	Killingworth	<u>0.67</u>	0.98 <u>0.31</u>			
	E018	Holystone	Killingworth	0.47 <u>0.46</u>				
	E019	A19 Corridor Killingworth Moor	Killingworth	<u>17.00</u>	17.00			
	E020	Shiremoor	West Valley	1.36 <u>1.12</u>				
	E021	Cobalt Business Park	Valley/Collingwood	5.29 <u>6.25</u>				
	E024	New York Industrial Estate	Collingwood		0.40 <u>0.49</u>			
	E025	West Chirton North Trading Estate	Collingwood	0.74	10.56 <u>0.60</u>			
	E027	West Chirton Middle Industrial Estate	Collingwood		11.45			
	E028	Silverlink Industrial Estate	Collingwood	0.56 <u>0.63</u>				
	E029	Tyne Tunnel Trading Estate	Chirton	19.71 <u>19.48</u>	7.11			
	E030	Brewers Lane	Riverside	2.67				
	E031	Wallsend Road	Chirton/Perc	1.55				

Policy / Site / Para / Fig	Text with Proposed Modification					Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
		Industrial Area	y Main					
	E032	East Howdon	Riverside	2.50 3.10				
	E034	Thermal Syndicate Swan Hunters	Wallsend	2.14 1.13				
	E036	Swan Hunters Thermal Syndicate	Wallsend	1.13 2.04				
	E039	Davy Bank Industrial Area	Wallsend	0.37				
	E041-E040	Hadrian Road South	Wallsend	1.15				
	E043	Willington Quay	Riverside	0.27	0.56			
	E044	Swales Industrial Site	Riverside	0.74				
	E048	Chemson	Riverside		1.22			
	E050	Esso	Riverside	18.20 20.85				
	E052	Whitehill Point	Riverside	3.66 1.13	0.62			
	Total Area			148.55 150.23 (Ha)	38.06 29.76 (Ha)			
MM476	Those mixed-use sites allocated at Policy S4.3 may also provide an additional contribution to the supply of employment land. Proposals for employment uses that are compatible with residential development will be supported where they are consistent with other policies of this Local Plan.					Clarification of role of mixed-use sites in meeting employment land needs over the plan period.	The additional text provides clarification that mixed use sites may provide some additional employment provision but additional development	Yes – recognition that the mixed use sites could accommodate additional employment land requires further consideration.

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
			would need to be compatible with residential development. No alternatives identified.	
MM101	<p>Map 7 is incorrectly marked as site E005, it should be amended to site E050 as shown on the Policies Map and potential second access point off Hayhole Road (as shown below)</p>  <p>Map 7 : Indicative Details – Site E050</p>	<p>To correct typing error. To update site context.</p>	<p>Rectify a typing error. Potential second access point off Hayhole Road is only indicative; therefore no alternative options are identified.</p>	<p>No – amending the site reference and indicative site access is not considered to require further consideration.</p>

Policy / Site / Para / Fig	Text with Proposed Modification	Reason for change	Alternatives ?	Potential Significant effect requiring further consideration
	<p>Map 7 : Indicative Details – Site E050</p>			
MM105	<p>The Council will support proposals on <u>employment land</u> Employment Land, as shown on the Policies Map, for new or additional development for uses within use classes B1, B2 or B8 or that which is deemed ancillary.</p> <p>Proposals that would lead to a loss not of on identified employment land <u>Employment Land</u> or other buildings in use-class B1, B2 or B8, for uses that could harm <u>conflict with the development and regeneration of sites for economic development</u>, will be permitted where these proposals would not:</p> <p>a. Harm the development and regeneration of identified Employment Sites for economic development; and</p> <p>b. a. Result in the unacceptable loss of operating businesses and jobs; and₁</p> <p>c. b. Result in an excessive reduction in the supply of land for development for employment uses, taking into account the overall amount, range, and choice available for the remainder of the plan period; and₁</p> <p>d. c. Have an adverse impact upon the amenity and operation of neighbouring properties and businesses.</p>	<p>Clarification of the application of the Policy moving. previous criteria a) into the second paragraph to reference potential harmful development as development to be assessed against the remaining criteria.</p> <p>Substitution of ‘harm’ with ‘conflict with’ following the discussion with the Inspector (11/11/16) so that it would improve clarity of the Policy.</p>	<p>The Policy has been amended to provide greater clarity and flexibility but the potential alternative would be to remove the criteria a) completely from the Policy.</p>	<p>Yes – the amendment provides greater clarity of the policy but the removal of the criteria a) does require further consideration.</p>

MM106	<u>National policy is clear that local authorities need to plan for future needs of economic development but a balance needs to be struck between making land available and not reserving land which has little likelihood of being taken up. An employment site, which is considered as having no reasonable prospect of coming into use, would need to justify whether the site is no longer suitable, available and or economically viable, including evidence of appropriate marketing and future market demand.</u>	Conformity with NPPF and clarity.	Amendment provides consistency with national guidance and no alternative is identified.	No - There is no significant effect that requires and further consideration.
MM107	Proposals for new employment uses outside the 449ha <u>150ha</u> -of available land or existing areas of employment land will be permitted where it can be demonstrated that the proposal: a. Cannot be accommodated within the existing portfolio of available employment land; and b. Would make a contribution to job creation and diversification of the economy in North Tyneside; and c. Can be provided with appropriate vehicular access, and supports access to sustainable transport connections; and d. Would not be detrimental to local amenity.	Updated to available land figure. Spelling, punctuation and grammar.	Area of available land is calculated from updated survey work but the site boundary has not changed. No alternative identified.	Yes – the changes to the text are only minor but would have a greater effect and therefore does require further consideration.
MM118	Within the Borough's defined <u>centres</u> Centre's the Council will seek ways to support their growth and regeneration, and support proposals for main town centre development, appropriate residential and mixed-use schemes, that <u>which</u> would: a. Contribute to the protection and enhancement of the vitality and viability of the centre. b. Capitalise upon the character, distinctiveness and heritage value of the centre. <u>and distinctiveness of the centre, while sustaining and enhancing its heritage assets.</u> c. Support the improvement in the range and quality of shops, services and facilities. d. Boost the growth...	Slight wording change to provide the necessary level of protection to the significance of the assets, as advised by Historic England.	Minor amendment to text with no alternatives identified.	Yes – the changes to the text are only minor but would have a greater effect and therefore does require further consideration.
MM126	The amount of additional retail floorspace identified in the RTLS is provided in the Local Plan (Policy <u>S3.3</u> S6.3), but the thresholds should not restrict development proposals that are above these. Future provision should be in accordance with the time periods specified and in accordance with other policies in the Local Plan. The first five years estimates of floorspace need are considered the most accurate whereas the later years are more to be viewed as general estimations.	Remove the reference of time periods to future floorspace provision so the policy is not restrictive to sustainable economic development. Correct policy reference.	The deletion of text removes an undeliverable element from the Plan to make it more robust and the amended	No - There is no significant effect on the deletion of the text as the overall requirement of retail provision has not changed.

			policy is for clarity. No alternatives identified.																																																													
MM131	<p>Table 2 identifies the amount of retail floorspace required over the next 15 years, with indicative rates of delivery (that have been surpassed). Table 2 identifies the outstanding retail floorspace required during the Plan period, accounting for retail floorspace committed since the RTLS was published, the amount of retail floorspace converted to another use and other retail floorspace within the town centres that could accommodate future growth. Northumberland Park has the capacity for expansion to help meet the Borough's requirements for comparison floorspace, with the revised boundary increasing the overall area of the district centre by approximately 4 hectares, potentially capable of supporting approximately 10,000m² sqm of retail floorspace. The expansion of Northumberland Park is more than the required floorspace shown in Table 2, but considering its proximity to the existing centre and excellent access to the Northumberland Park Metro Station, and it allows for great flexibility in the delivery of comparison retail units with large floorplates in a sequentially preferable location.</p>	Clarify the justification of the size of retail allocation at Northumberland Park.	The amendment to the paragraph seeks to clarify the data in Table 2. No alternatives identified.	No – the paragraph amendment clarifies the data in table two and the Council position of future retail requirements. No further consideration required.																																																												
MM133	<table border="1"> <thead> <tr> <th rowspan="3"></th> <th colspan="6">Table 2: Retail Floorspace 2014-2032 Floorspace (m² sqm Net)</th> <th rowspan="3">Overall</th> </tr> <tr> <th colspan="3">Convenience</th> <th colspan="3">Comparison</th> </tr> <tr> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2032</th> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2032</th> </tr> </thead> <tbody> <tr> <td>A) Retail Floorspace Requirement</td> <td>1,499</td> <td>1,876</td> <td>3,004</td> <td>960</td> <td>3,676</td> <td>10,613</td> <td>21,627</td> </tr> <tr> <td></td> <td colspan="3">6,378</td> <td colspan="3">15,249</td> <td></td> </tr> <tr> <td>B) Retail floorspace committed (Planning permissions since 2014)*</td> <td colspan="3">3,770 <u>7,687</u></td> <td colspan="3">9,682</td> <td>13,452 <u>17,369</u></td> </tr> <tr> <td>C) Retail floorspace converted to another use since 2014</td> <td colspan="3">-</td> <td colspan="3">-</td> <td>790 <u>2,130</u></td> </tr> <tr> <td>D) Identified</td> <td colspan="3">-</td> <td colspan="3">-</td> <td>6,428</td> </tr> </tbody> </table>		Table 2: Retail Floorspace 2014-2032 Floorspace (m ² sqm Net)						Overall	Convenience			Comparison			2014-2019	2019-2024	2024-2032	2014-2019	2019-2024	2024-2032	A) Retail Floorspace Requirement	1,499	1,876	3,004	960	3,676	10,613	21,627		6,378			15,249				B) Retail floorspace committed (Planning permissions since 2014)*	3,770 <u>7,687</u>			9,682			13,452 <u>17,369</u>	C) Retail floorspace converted to another use since 2014	-			-			790 <u>2,130</u>	D) Identified	-			-			6,428	Update position of retail planning approvals and clarity of required retail floorspace and addresses amendment to Policy S3.3 at amendment 6.7 below. As referenced in updated Town Centre Sequential Assessment and Primary Shopping Area Assessment (2016). Add footnote to Row B.	The table has been amended to incorporate the data from the retail and leisure study of floorspace provision broken down into 5 year periods. No alternatives identified.	No – The data is simply replicated from previously being in Policy S3.3 and therefore does not signal a significant effect to the Plan and require further consideration.
	Table 2: Retail Floorspace 2014-2032 Floorspace (m ² sqm Net)						Overall																																																									
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	<p>Potential retail floorspace in town centres on sites over 500m² sqm</p>			<p><u>2,211</u></p>																												
<p><u>Overall Retail Floorspace Required 2014-2032 (A-B+C-D)</u></p>				<p><u>2,537</u> <u>4,177</u></p>																												
<p>* NB Land West of Boulevard Shopping Centre (1,140sqm net) granted planning permission and counted in row B)</p>																																
<p>MM134</p>	<p>Provision should be made for at least <u>6,378m² convenience (net) and 15,249m² comparison (net) the amount of additional retail floorspace set out below.</u> Future provision should be in accordance with the <u>latest available evidence time periods specified</u> and in accordance with other policies in the Local Plan.</p> <table border="1" data-bbox="409 691 1218 1262"> <thead> <tr> <th rowspan="2">Type of Use</th> <th colspan="4">Floorspace (sqm Net)</th> </tr> <tr> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2032</th> <th>2014-2032</th> </tr> </thead> <tbody> <tr> <td>Convenience – Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.</td> <td>1,499</td> <td>1,876</td> <td>3,004</td> <td>6,378</td> </tr> <tr> <td>Comparison – Items that are bought less frequently. e.g. clothing, washing machine, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects</td> <td>960</td> <td>3,676</td> <td>10,613</td> <td>15,249</td> </tr> </tbody> </table> <p>Key sites identified for retail development over the plan period are:</p> <table border="1" data-bbox="324 1353 1303 1385"> <thead> <tr> <th>Site Name</th> <th>Designated</th> <th>Total Floorspace (m²)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Type of Use	Floorspace (sqm Net)				2014-2019	2019-2024	2024-2032	2014-2032	Convenience – Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.	1,499	1,876	3,004	6,378	Comparison – Items that are bought less frequently. e.g. clothing, washing machine, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects	960	3,676	10,613	15,249	Site Name	Designated	Total Floorspace (m ²)				<p>The effect of the policy remains unchanged with the minimum amount of floorspace required over the Plan period not changing. The breakdown of time periods highlighted in the Retail and Leisure Study has been moved into Table 2.</p>	<p>The information is still part of the Plan but it is not required in the Policy so it has been moved into the supporting text and Table two. No alternatives identified.</p>	<p>Yes – the changes to the text are only minor as the total amount of retail floorspace required has already been surpassed. However, the policy would have a greater effect and therefore does require further consideration.</p>
Type of Use	Floorspace (sqm Net)																															
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Site Name	Designated	Total Floorspace (m ²)																														

		Centre	sqm Net)			
	Northumberland Park	Northumberland Park	10,160			
	Land West of The Forum Shopping Centre	Wallsend	1,200			
	Land West of The Boulevard Shopping Centre	Longbenton District Centre	1,140			
	Tynemouth Station	Tynemouth	1,011			
	Murton Strategic Allocation	Neighbourhood Parade	1,000			
	Killingworth Moor Strategic Allocation	Neighbourhood Parade	500			
MM138	Due to the Borough having four town centres that are only of an average size they are susceptible to developments that are not considered to be very large on a national scale, but would still have a significant impact on the borough's town centres. As a consequence, the threshold of a <u>retail development to undertake a an impact assessment is lower than current government guidance, but is based on our Retail and Leisure Study (2011 & 2014). New retail town centre developments should not have a significant adverse impact on the vitality and viability of any other existing centre and proposals for retail, leisure and office development outside a town centre and over 2,500 m² gross will require an impact assessment.</u>			Clarify the impact test threshold for leisure and office development in out of centre locations is in accordance with NPPF. Lower retail threshold identified in Policy DM3.4.	The amendment is for clarity. Removal of retail from the text is due to the Plan (Policy DM3.4) applying a local impact threshold (based on evidence) for retail development outside a town centre. No alternatives identified.	No – removal of retail from the paragraph is due to the Plan (Policy DM3.4) applying a lower local retail impact threshold, which is different to the impact threshold for leisure and office development, and therefore retail was removed from the paragraph.
MM139	Proposals for main town centre uses on sites not within the <u>town centres</u> Town Centres will be permitted where they meet the following criteria:			Clarify the sequential test in line with NPPF. Clarify the lower	The amendment clarifies the	Yes – the changes to the text are only

	<p>a. In order of priority, there are no sequentially preferable sites in-centre, then edge of centre, and then existing out-of-centre development sites previously occupied by appropriate main town centre uses that are readily accessible to Metro metro stations or other transport connections to the town centres and then only finally existing out-of-centre locations;</p> <p>b. The suitability...</p> <p>[...]</p> <p>Proposals for retail, leisure and office development outside a town centre will require an impact assessment where they would provide either:</p> <p>e. 500m² sq.m gross of comparison retail floorspace, or more; or</p> <p>f. 1,000m² sq.m gross of retail floorspace for supermarkets/superstores, or more.</p> <p>[...]</p> <p>h. The proposal would have no significant adverse impact on the vitality and viability of a town centre Town Centre, including consumer choice and trade in the town centre Town Centre and wider area, up to...</p>	<p>thresholds for impact assessments only to be applied to appropriate retail development.</p>	<p>sequential approach to be applied in the policy with no alternatives identified.</p>	<p>minor but would have a greater effect and therefore does require further consideration.</p>
<p>MM478</p>	<p>Within the Primary Shopping Areas of Primary Shopping Areas, as shown on the Policies Map, are defined for:</p> <ol style="list-style-type: none"> 1. North Shields; 2. Wallsend; 3. Whitley Bay; and, 4. Killingworth. <p>Within these Primary Shopping Areas, proposals Proposals for development will be permitted in the Primary Shopping Frontages, as shown on the Policies Map, where they would:</p> <ol style="list-style-type: none"> a. Enhance or complement the principal role of the location as an area of retail activity. b. Promote the vitality and viability of the centre, including proposals for residential development and conversion of upper floors. c. Avoid a cumulation of uses that can undermine the centre's overall retail function and character. d. Deliver high quality active ground floor frontages. e. Not result in more than three adjacent units being in the same non A1, A2 and A3 use. f. In the Primary Shopping Frontage not result in less than 80% of frontages being in A1, A2 and A3 use and the following factors will be taken into account in assessing the impact of a proposal: <ol style="list-style-type: none"> i. the nature of the use proposed, in particular the extent to which it would 	<p>To add specific reference to the Policies Map.</p>	<p>Amendment made for clarity to relate to the Policies map, no alternative identified.</p>	<p>Yes – the changes to the text are only minor but would have a greater effect and therefore does require further consideration.</p>

	<ul style="list-style-type: none"> ii. be attractive to shoppers and contribute genuinely to diversity; iii. the size (frontage width) and prominence of the property; iv. if vacant, the prospects of the property finding another A1, A2 and A3 use in the foreseeable future; v. recent trends in the balance of shop and non-shop uses in the frontage, whether stable or changing, and at what pace; v. which would result in an A1, A2 and A3 frontage of between 75% and 80% will normally be more acceptable than those which result in a level below 75% <p>Proposals for development will be permitted in the Secondary Shopping Frontages, <u>as shown on the Policies Map</u>, where they would:</p> <ul style="list-style-type: none"> g. Enhance or complement the principal role of the location for town centre activity. h. Promote the vitality and viability of the centre, including proposals for residential development and conversion of upper floors. i. Avoid a cumulation of uses that can undermine the centre's overall function and character. j. Deliver high quality active ground floor frontages. 			
MM466	<p>Reducing levels of obesity is a key objective of the Council. One way this can be achieved is to encourage healthy eating. Large concentrations of hot food take-aways within our commercial centres and surrounding our local schools can have the opposite effect by encouraging unhealthy eating habits. An over-concentration of hot food take-aways can also have a detrimental impact on vitality and viability of centres. They can also give rise to complaints about noise, disturbance, odours and litter. In assessing proposals within commercial centres, consideration will therefore be given to the detrimental impact that an over-provision of A5 uses may have. <u>Obesity levels have more than trebled in the last 30 years and a quarter of 4-5 year old, over one third of 10-11 year old and two thirds of adults in North Tyneside are either overweight or obese. The Council aims to reduce the proportion of children categorised as very overweight across the borough. The aim is for a prevalence of very overweight in both reception and year 6 to be no more than 10% by 2020.</u></p>	To provide clarity of the evidence associated with childhood obesity and hot food takeaway prevalence.	Factual description – no alternatives available.	No –this amendment to supporting text does not change overall effect of the Local Plan.
MM467	<p><u>There prevalence of overweight children in reception hovers at around 10%. However, there are some wards that have more than 10% and we should aim to bring this below 10% in all wards.</u></p> <p><u>By the time our young people have entered year 6 in some areas of the borough this</u></p>	As for MM466.	Factual description – no alternatives available.	No –this amendment to supporting text does not change overall effect of the Local Plan.

	figure more than doubles. There are no wards in the borough that have levels less than 10%. Therefore in terms of the policy to help work toward an overall target of 10% we are setting a threshold for year 6 pupils at 15% very overweight.			
MM469	<u>An over-concentration of hot food take-aways can also have a detrimental impact on vitality and viability of centres. They can also give rise to complaints about noise, disturbance, odours and litter. In assessing proposals within commercial centres, consideration will therefore be given to the detrimental impact that an over-provision of A5 uses may have.</u> An assessment has been carried out of the number of take-away A5 units within North Tyneside's commercial centres. This has identified that some have existing high numbers of A5 uses within them ranging from 13.7% in Wallsend Town centre to 0.5% at Preston Grange local centre Local Centre.	As for MM466.	Factual description – no alternatives available.	No –this amendment to supporting text does not change overall effect of the Local Plan.
MM468	<u>Up to date data for childhood obesity and prevalence of hot food takeaways can be found within the evidence base document 'Data available within the Public Health Evidence for control of Hot Food Takeaways':</u> http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=563031 or obtained directly from the Council.	As for MM466.	Factual description – no alternatives available.	No –this amendment to supporting text does not change overall effect of the Local Plan.
MM145 And Policies Map Modifications Schedule le MM145	Proposals for A5 hot food take-aways will be permitted unless: i. <u>a.</u> It would result in a clustering of A5 uses to the detriment of the character, function, vitality and viability of the defined centres or it would have an adverse impact on the standard of amenity for existing and future occupants of adjacent land and buildings. ii. <u>b.</u> There are two or more consecutive A5 uses in any one length of frontage. Where A5 uses already exist in any length of frontage, a gap of at least two non A5 use shall be required before a further A5 use will be permitted in the same length of frontage. <u>In all locations, the Council council will:</u> iii. <u>c.</u> Prevent the development of A5 use within a 400m radius of entry points to all middle and secondary schools, as shown on the Policies Map. , youth centres, leisure centres and parks. iv. <u>d.</u> Prevent the development of A5 use in wards where there is more than 40% <u>15%</u> of the year 6 pupils or 10% of reception pupils classified as obese <u>very overweight*</u> . v. <u>e.</u> Assess on an individual basis, the impact hot food take-aways have on the well-being of residents. * Data available within the 'Public Health Evidence for control of Hot Food Takeaways': http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=563031	Request from Inspector as previous policy was too restrictive. See also Policies Map Modifications Schedule MM145.	Alternatives could include using different percentages or dropping some criteria from the policy. However, this would not fundamentally change the policy aims so would have limited effect on the SA. Previous alternatives; a stricter	Yes - Amending this policy requires further assessment of potential significant effects.

			policy or no policy have both been assessed as unsuitable.	
MM148	<u>The National Planning Policy Framework (NPPF) sets a clear requirement for local authorities to boost significantly the delivery of housing and to plan to meet objectively assessed housing requirements as informed by population and household projections.</u>	Text – minor wording amendments (SPG) Paragraphs 7.8, 7.10, 7.11 and 7.12, amended and moved to follow <i>para</i> 7.1 in more relevant location (now ref 7.1a to 7.1d).	No – adds clarity to expectation of NPPF.	No significant effects arise.
MM149	Evidence informing the needs for housing in the Borough is set out in the North Tyneside Strategic Housing Market Assessment (SHMA) includes detailed supporting evidence in the form of Population and Household Forecasts to 2032. This has included development of a wide range of separate scenarios for potential growth in North Tyneside. The housing forecasts are based on three basic types of housing forecast: <ul style="list-style-type: none"> • <u>A benchmark ONS Projection Forecast – the latest and most up to date national population projection for North Tyneside (is now 2014 ONS and CLG data) (ONS 2012) – was published in June 2014;</u> • <u>A Jobs Led forecast - that can be adjusted based on the balance of workers living in the Borough and available jobs, developed from forecasts of job growth within the ELR; and,</u> • <u>A Migration led forecast - that takes account of observed trends in migration over the recent past and can be adjusted based on possible or known factors that could affect future migration to or from North Tyneside. This in particular considers the relationship between North Tyneside, Newcastle and Northumberland.</u> 	Text – minor wording amendments (SPG). Paragraphs 7.8, 7.10, 7.11 and 7.12, amended and moved to follow <i>para</i> 7.1 in more relevant location (now ref 7.1a to 7.1d).	No – factual explanation of evidence informing housing growth projections for North Tyneside.	No significant effects arise.
MM150	<u>Development of the SHMA 2014 also included a Borough wide Household Survey directly contacting 27,000 households seeking information on householders' income and housing history, and expectations and needs for housing in the future. Analysis of economic and market signals across North Tyneside, and recent and long term trends for housing delivery in North Tyneside, the Borough's Travel to Work and Housing Market Area is also incorporated into the SHMA in developing this evidence to identify the</u>	Paragraphs 7.8, 7.10, Text – minor wording amendments (SPG). No longer draft SHMA. 7.11 and 7.12, amended	No – factual explanation of SHMA.	No significant effects arise.

	<u>overall need for market and affordable housing in North Tyneside and the range and type of homes that would be meet the needs of residents. In addition to these housing forecasts the objectively assessed housing need for the Borough incorporates a modest uplift to respond to market signals and issues of housing affordability. The uplift is 15% from 2021/2 reflecting the need for a stepped approach to sustainable housing delivery and as such equates to a total 9% increase over the plan period. This represents a principal adjustment to the demographic baseline housing need. Consequently, the Council will continue to monitor indicators related to housing market signals, including affordability, to inform future assessments of the quantity of housing needed to meet the needs of the Borough.</u>	and moved to follow <i>para</i> 7.1 in more relevant location (now ref 7.1a to 7.1d).		
MM151	<u>The Strategic Housing Land Availability Assessment (SHLAA) provides a technical assessment of the capacity of identified land in the Borough to provide for housing development. This considers whether sites are suitable and available and whether they are broadly capable of being delivered within the short term, are more generally developable over the long term, or otherwise not considered developable. As part of this, the potential viability of identified sites is taken into consideration, and the current housing land supply position is determined.</u>	Text – minor wording amendments (SPG) Paragraphs 7.8, 7.10, 7.11 and 7.12, amended and moved to follow <i>para</i> 7.1 in more relevant location (now ref 7.1a to 7.1d).	No – factual explanation of SHLAA.	No significant effects arise.
MM152	<u>The Housing and Planning Act 2016 would require local planning authorities to introduce a ‘brownfield register’. Therefore, in line with this emerging national context, as part of the SHLAA, the Council is developing a ‘brownfield register’ to help identify derelict and under-used sites within the Borough which could be utilised for housing development. Identification of sites through the ‘register’ would allow opportunities for funding and investment to be explored and, where appropriate, for delivery of the site to be accelerated. This includes the idea of a ‘permission in principle’ to assist with the development process. Further work on establishing a Brownfield Register was undertaken during 2016 as part of the SHLAA process. This baseline work sets the parameters for the first register being published in 2017. will be undertaken during 2016 as part of the SHLAA process.</u>	Context – need to reference brownfield register (ref 7.1e).	No – modification provides factual explanation of legislation.	No significant effects arise.
MM153	<u>The full objectively assessed housing needs of North Tyneside will be met through the provision of sufficient specific deliverable housing sites, including the positive identification of Council-owned land, brownfield land and sustainable greenfield sites <u>that do not fall</u> within the Borough’s Green Belt, whilst <u>also</u> making best use of the existing housing stock.</u>	Minor wording amendments (SPG). Context – consistency with NPPF wording. Specifically to address	Amendment provides consistency with national guidance and no alternative is identified.	Yes - Amending this policy requires further assessment of potential significant effects.

	<p>In doing so, this will reflect and reflecting the following key priorities of:</p> <ul style="list-style-type: none"> a. Providing enough new homes to meet current and future need and ensuring the Borough maintains a rolling five year supply of deliverable housing <u>land sites</u>; b. Delivering a distribution of new housing that is sustainable, taking account of the <u>economic, social and environmental impacts</u> impact of development and infrastructure requirements; c. The delivery of brownfield land, whilst taking into consideration the viability of land for development; d. Providing accommodation that is affordable for all sectors of the local community; e. Improving existing residential areas and bringing empty homes back into residential use; f. Delivering a range and type of housing that is currently under-provided for in the Borough, in order to meet identified shortfalls in need; and, g. Ensuring the delivery of specialist stock to meet specific needs such as larger housing, and extra care facilities; and, h. Promoting good management of Houses in Multiple Occupation including encouraging landlords to <u>work with the Council through specific improvement schemes and initiatives</u>; join the Private Landlords Forum. i. Opportunities <u>Offering opportunities</u> for self-build schemes, including the identification of parcels of land on larger housing sites; and, j. Ensure <u>Ensuring that</u> there remains a choice and variety of viable housing sites, capable of meeting a range of housing needs. 	<p>comments from Story. Homes to ensure consistency with NPPF.</p> <p>The North Tyneside Private Landlords Forum is to be replaced by a new scheme in partnership with the National Landlords Association.</p>		
MM155	<p>To provide for the growth and development needed in North Tyneside to meet the Borough's Objectively Assessed Need <u>objectively assessed need</u> for new homes, provision is made for the development of at least 47,388 <u>16,593</u> homes from 2011/12 to 2031/32, at <u>This overall requirement will be provided through a phased approach, to deliver an annual average of 828</u> <u>790</u> new homes per year <u>per annum over the plan period.</u></p>	<p>Amendment clarifies that the identified housing requirement of the Local Plan is not a ceiling for residential development over the plan period.</p> <p>Updated to reflect the latest evidence of need at 790dpa.</p>	<p>Policy reflects an amendment arising from engagement and advice of Inspector. A wide range of alternative growth scenarios are assessed.</p>	<p>Yes, new housing figures should be subjected to updated SA.</p>
MM456	<p><u>S4.2a Ensuring a Sufficient Supply of Housing Land</u></p> <p><u>A sufficient supply of housing land will be maintained over the plan period in order to ensure the delivery of the overall housing requirement as outlined in Policy S4.2. The</u></p>	<p>See Inspector's recommendation in letter of 16/11/2016 – requirement for additional monitoring policy to</p>	<p>No – additional policy included based upon</p>	<p>Yes, new policy will be subjected to SA.</p>

	<p>rate of housing delivery and supply will be assessed through the monitoring process on an annual basis, with performance being measured against the stepped housing trajectory. If monitoring demonstrates that the number of completed dwellings falls below the cumulative target over the appropriate 12-month monitoring period (1 April to 31 March), the Council will prioritise the delivery of housing in the subsequent monitoring periods. This will be ensured through appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:</p> <ul style="list-style-type: none"> • Preparation of an interim position statement and drawing on evidence from the Strategic Housing Land Availability Assessment to identify additional housing land, including options for safeguarded land; • Preparation of new development plan documents, development briefs and use of the Council's powers to support delivery, such as Compulsory Purchase Orders; and/or • A partial review of the Local Plan, including options for safeguarded land and, if exceptional circumstances prevail, consideration of considering a review of the Green Belt if exceptional circumstances prevail. <p>The Plan contains a range of proposals relating to housing, including the two strategic sites that are crucial to the delivery of the overall spatial strategy. The Council will work with developers and other stakeholders to ensure the timely development of these strategic proposals, including the associated key infrastructure requirements. Any material delay in the implementation of infrastructure necessary to sustain housing delivery, which would lead to under-delivery of supply, will inform whether the range of measures set out above are triggered. This process will ensure that plan-led corrective measures are put in place at the appropriate time.</p>	<p>support housing delivery.</p>	<p>advice of Inspector to ensure requirement to maintain housing land supply clearly embedded within Local Plan policy.</p>																						
<p>MM457</p>	<p>In meeting the overall housing needs of the borough, the requirement for new homes is phased in a manner that will best deliver the strategy for growth over the plan period. The rationale for this phasing is set out in the SHMA 2016 Addendum and SHLAA 2016 Addendum, with key evidence being provided in analysis produced by Edge Analytics. This work was undertaken to reflect the latest data issued by the Department for Local Government (DCLG) and the Office for National Statistics (ONS), specifically following publication of the sub-national population projections (2014-SNPP) and household forecasts in summer 2016. As a result, 16,593 dwellings are required to 2032 separated into tranches, as set out in Table X.</p> <table border="1" data-bbox="338 1305 1285 1369"> <thead> <tr> <th colspan="7">Table X Phased Housing Requirement</th> </tr> <tr> <th></th> <th>Phase 1 –</th> <th>Phase 2 –</th> <th>Phase 3 –</th> <th>Phase 4 –</th> <th>Phas</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Table X Phased Housing Requirement								Phase 1 –	Phase 2 –	Phase 3 –	Phase 4 –	Phas	Total								<p>See Inspector's recommendation 1) in support of draft additional monitoring policy (MM456).</p>	<p>No alternatives exist to modification that provides new text included at advice of Inspector to explain the methodology employed by</p>	<p>No changes to significant effect of the Plan are considered to arise from this modification.</p>
Table X Phased Housing Requirement																									
	Phase 1 –	Phase 2 –	Phase 3 –	Phase 4 –	Phas	Total																			

	<u>2011/12 to 2015/16</u>	<u>2016/17 to 2020/21</u>	<u>2021/22 to 2025/26</u>	<u>2026/27 to 2030/31</u>	<u>e 5 – 2032</u>	<u>Requir ement</u>
<u>Total</u>	<u>2,755</u>	<u>3,700</u>	<u>4,690</u>	<u>4,540</u>	<u>908</u>	<u>16,593</u>
<u>Per Annum</u>	<u>551</u>	<u>740</u>	<u>938</u>	<u>908</u>	<u>908</u>	<u>790</u>

The stepped approach identified in Table X above reflects the annual rate of growth anticipated across the plan period informed by the evidence and analysis provided within the Demographic and Household Forecasts Update 2016 and the further evidence considering housing needs provided in the Strategic Housing Market Assessment Addendum 2016.

In considering anticipated annual growth, established through this latest and most up to date evidence, the Council has been able to identify a phased approach to housing requirements that ensures appropriate alignment between annual dwelling provision, population growth and economic forecasts. The stepped per annum rates in Table X would be the basis for monitoring and assessing land supply (including the five year housing land supply) throughout the plan period. For calculation of the five year housing land supply, due to persistent under-delivery a buffer of 20% is considered appropriate. Additionally, a non-implementation rate of 5% is to be applied. However, on-going monitoring of performance may demonstrate an alternative basis for calculating the five year housing land supply, including a lower non-implementation rate. This will be considered as part of the annual monitoring report process.

Enabling the delivery of new homes to meet the phased requirement outlined will be dependent on the successful provision of key infrastructure to support development in a timely manner. This includes highway infrastructure and other important supporting facilities and services. Particularly with regard to the strategic allocations at Killingworth Moor and Murton, the early delivery of essential infrastructure will be critical in assisting development to come forward in line with the programme for housebuilding, as set out in the trajectory, and to enabling development to continue at a sustained rate. In order to meet objectives this includes, but is not limited to, the following examples of critical infrastructure:

- Murton Strategic Link Road;
- Potential new Metro station; and,
- Schools and education provision.

Council in establishing its housing land requirement and subsequent infrastructure priorities to enable growth.

<p><u>The delivery of this infrastructure will be monitored throughout the plan period with any measures to rectify delay pursued when appropriate. If the delays cannot be mitigated or appropriately addressed then the Council will make use of the mechanisms outlined in Policy S4.2a.</u></p> <p><u>Whilst the majority of future housebuilding will result from sites allocated through the plan process, in order to deliver the overall housing requirement to 2032, a small proportion of need will be met by windfall development. Windfall sites are those that cannot be specifically identified at the point of adoption of the Local Plan but which are forecast to come forward over the plan period and make a valuable contribution to residual housing need. Any examples will be sites in sustainable locations, within the urban area, that are deemed acceptable when determined against the criteria in Policy DM4.5 to follow.</u></p> <p><u>There is a longstanding pattern of land in North Tyneside becoming available for (re)development unexpectedly, without prior notice, and the Council is confident that such conditions are likely to continue in the future. The majority of this supply relates to brownfield land within the existing urban area and involves redevelopment of sites within both public and private sector ownership. Regular examples include land previously utilised for employment purposes, sites within town centres and land declared surplus by the Council and other public sector bodies. This positive approach supports wider objectives, including in ensuring the redevelopment of vacant and derelict land across the borough.</u></p> <p><u>As a result, an allowance for windfall development is made through the housing trajectory. In-line with the NPPF, this is based on robust analysis of local circumstances, including past trends, being a realistic forecast for additional delivery through to 2032. The evidence for this allowance is provided in the 2016 SHLAA and is considered robust, being founded on actual rates of housebuilding and not just based on a trend of the grant of planning permission. In particular, in the context of an adopted Local Plan, it is considered that the annual windfall potential of the borough is likely to increase in later years. This is a situation that is inevitable given it is very difficult to predict where sites will come forward for redevelopment in the long-term, particularly 10 years or more after adoption.</u></p> <p><u>Further sites will come forward over the plan period that cannot be currently identified, supporting the Council's position that the windfall allowance is realistic and providing confidence that the allowance will be met over plan period. The supply of windfall sites will be closely monitored on an annual basis in order to ensure that development is</u></p>			
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	<p>coming forward to meet the requirements of the housing trajectory. If it becomes apparent that windfall development is not progressing at the necessary rate then a range of appropriate contingency measures could be delivered to rectify the issues, including those outlined in Policy S4.2a and the Implementation and Monitoring Framework.</p>			
MM163	<p>Key Information: The forecasting for this scenario is based on a continued improvement in the balance between workers and jobs within North Tyneside, providing:</p> <ul style="list-style-type: none"> • 790-828 <u>16,593</u> homes per year, using a phased approach to provide a total of and 16,593 47,388 from 2011 to 2032; • 654 <u>707</u> jobs per year from 2011 to 2032 (707 jobs per year, 42,700 from 2014 to 2032 as identified within the Employment Land Review economic forecast), about 96,000 in total. • At least 46ha <u>114ha</u> employment land required for job growth 114ha less than currently available. 	<p>Reference added to job growth from 2011 to accord with figures used by Edge Analytics and from 2014 based on figures from the Employment Land Review.</p> <p>Figures relating to employment land supply removed as this does not have a bearing upon the housing forecast and is fully addressed within the economy section.</p>	No – modification factually updates requirements based upon amended policy S4.2.	No significant effects arise.
MM164	<p>Population profile analysis indicates that by 2032 total net in-migration of 17,700 residents will support maintenance of the borough's <u>Borough's</u> working age population. Continued At 2011 there was less than one job available in the Borough for each resident worker in North Tyneside. The strategy therefore leads to an improvement in the balance between jobs and employees in the Borough, with more <u>the amount of new jobs created exceeding</u> than growth in the workforce, potential for net if job growth stronger. An extra 4,891 over 64s <u>64's</u> will potentially be in need of social care, exceed <u>exceed</u> growth in working age population, and <u>there will also be an extra 1,000 primary and 1,000 secondary age children.</u></p>	<p>Wording amendments to clarify implications of the strategy for growth.</p>	No alternatives exist to modification that improves explanation of relationship between population and jobs embedded in growth scenarios.	No significant effects are identified.
MM165	<p>The overall requirement for at least 16,593 <u>47,388</u> new homes between 2011 and 2032, <u>with a phased approach to delivery,</u> provides for the identified objectively assessed</p>	<p>As with Policy S4.2, a number of comments have been to the effect of:</p>	No – modification mainly	No significant effects arise.

	need (OAN) for new housing. This represents being a level of house-building house building that is considered to be both achievable over the plan period and also desirable in the context of ensuring that there is sufficient growth in the housing stock of the Borough to 2032 to deliver the Local Plan objectives for population growth and diversity.	Housing Figures should be amended to include the words 'at least' before the requirement to demonstrate the provision is not a ceiling to the delivery of sustainable new homes.	improves clarify and factually updates requirements based upon amended policy S4.2.	
MM167	Based on past delivery and the <u>required</u> boost in housing delivery which will be the objective of housing house-building that will result from providing growth of 790 828 homes per year, the requirement for new homes in the next five years can be determined. As a result <u>As outlined in the 2016 SHLAA</u> , the annual target for housing land supply, when incorporating a 5% 20% buffer, would currently require the building of 931 4,283 4,222 new homes per annum over the next five years to 31 March 2021 2020 . <u>This is a position which will continue to be monitored throughout the plan period so that the appropriate 'buffer' can be applied to the immediate residual housing requirement, in-line with NPPF.</u>	Text – minor wording amendments (SPG) Housing land supply matters need to be updated taking into account 2016 SHLAA and to reinforce link to monitoring to reflect lots of comments around additional land being required/release.	No – modification mainly improves clarify and factually updates requirements based upon amended policy S4.2.	No significant effects arise.
MM483	The assessment of the housing land supply position is based upon the robust methodology set out in the 2016 SHLAA. At the time of adoption of this Plan, based on the period 1 April 2016 to the 31 March 2021, a 5.56 year supply of housing land can be identified, with the deliverable supply made up from the sources outlined in the SHLAA and housing trajectory. This is based upon the following key components, which are incorporated into the calculation in order to reach the conclusion: <ul style="list-style-type: none"> • <u>An overall requirement for 16,593 homes to 2032 at an average of 790 dwellings per annum;</u> • <u>A phased approach to delivery, incorporating an uplift in the middle and latter tranches of the plan period – requiring 6,455 homes from 2011/12 to 2020/21;</u> • <u>Using the <i>Liverpool</i> method to dealing with the residual need – to 31 March 2016, an undersupply of 585 homes against the phased requirement;</u> • <u>A robust forecast of future deliverable supply from all potential sources – including planning permissions, allocated sites, other site-specific sources and a small allowance for windfall and small sites; and,</u> • <u>The application of a 5% discount rate to all forecast future delivery, in order to allow for non-implementation.</u> 	To provide further clarification on the 5 year housing land supply position and the method for assessment following adoption of the plan. Housing land supply matters updated taking into account the 2016 SHLAA.	No alternatives exist to modification that provides new text included at advice of Inspector to better explain the methodology employed by Council in establishing its housing land supply.	No changes to significant effect of the Plan are considered to arise from this modification.

<p><u>Following detailed analysis through the 2016 SHLAA, the Council acknowledge that there has been a shortfall in delivery over recent years and that this has led to an undersupply of new housing against the relevant target. Whilst these particular circumstances are apparent for a wide range of reasons, notably market factors and the significant uplift in requirements as a result of the revocation of the RSS, this evidence of “persistent under delivery” (in-line with the NPPF) does necessitate the incorporation of a 20% buffer into the calculation of residual need. At the time of adoption, the higher buffer is considered the best approach to meeting immediate housing need and also to ensuring that there is necessary choice and competition in the market. However, this is a position that will be reviewed by the Council on an annual basis, through a variety of means, the context for which will be provided by Policy S9.1 and specifically Policy S4.2a.</u></p> <p><u>The critical evidence of housing land supply will be assessed through the latest SHLAA and the mechanisms outlined in the Implementation and Monitoring Framework (see Appendix to this Plan). When it is clear that the circumstances of “persistent under delivery” are no longer evident, the Council will instead revert to a lower 5% buffer. As a result, in future years the Council will calculate the five-year housing land supply position on the following basis:</u></p> <ul style="list-style-type: none"> • <u>An overall requirement based on the latest evidence of need, to cover 1 April 2011 to the end of the coming relevant 5 year period – as outlined in the adopted Plan;</u> • <u>Calculation of the residual need, by deducting the net number of homes provided since the start of the plan period to the end of the previous monitoring year;</u> • <u>If an undersupply is apparent, application of the appropriate method of spreading this residual need – currently the <i>Liverpool</i> approach but, if more suitable in the future, a <i>Sedgefield</i> method;</u> • <u>The addition of the appropriate buffer as required by the NPPF – either 5% or 20% based on specific local circumstances;</u> • <u>The forecast of future delivery from all deliverable sources of supply, as evidenced by the latest SHLAA, following robust site-specific assessment; and,</u> • <u>Application of an allowance for non-implementation to the above supply – currently a 5% discount but again based on the latest evidence of local circumstances.</u> 			
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<p>MM169</p>	<table border="1"> <thead> <tr> <th colspan="2">Table 5: Identifying the outstanding requirement for housing land supply</th> </tr> </thead> <tbody> <tr> <td>A) Net Housing Target 2011/12 to 2031/32</td> <td>16,593 17,388</td> </tr> <tr> <td>B) Total additional homes provided 2011/12 to <u>2015/16</u> 2014/15</td> <td>2,170 2,470 1,634</td> </tr> <tr> <td>C) Outstanding Planning Permissions (as at 31 March <u>2016</u> 2015)**</td> <td>4,652 4,765 5,177</td> </tr> <tr> <td>D) Outstanding Gross Housing Target 2011/12 to 2031/32 (A <i>minus B minus C = D</i>)</td> <td>9,771 10,453 10,577</td> </tr> </tbody> </table> <p>** n.b. <u>This only includes the outstanding housing supply from sites of 5 dwellings and above, with small sites potentially contributing a further 103 units to this total. This includes all planning permissions, including, but not limited to,, This total includes, but is not limited to, the following major sites:</u></p> <ul style="list-style-type: none"> • Smith's Dock... 	Table 5: Identifying the outstanding requirement for housing land supply		A) Net Housing Target 2011/12 to 2031/32	16,593 17,388	B) Total additional homes provided 2011/12 to <u>2015/16</u> 2014/15	2,170 2,470 1,634	C) Outstanding Planning Permissions (as at 31 March <u>2016</u> 2015)**	4,652 4,765 5,177	D) Outstanding Gross Housing Target 2011/12 to 2031/32 (A <i>minus B minus C = D</i>)	9,771 10,453 10,577	<p>Context – housing land supply matters need to be updated taking into account SHLAA Update (2016).</p>	<p>No – amendments made based upon review of factual position for each site – e.g. evidence of capacity, planning status.</p>	<p>No – amendment reports changes in overall delivery and scope of sites allocated that reflects factual changes that does not change the likely significant effects of the Plan.</p>
Table 5: Identifying the outstanding requirement for housing land supply														
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D) Outstanding Gross Housing Target 2011/12 to 2031/32 (A <i>minus B minus C = D</i>)	9,771 10,453 10,577													
<p>MM171</p>	<p>...those locations. If successful, this <u>complementary strategy would reduce historic patterns of migration from Newcastle to North Tyneside, whilst delivering growth in Northumberland that can support the employment needs of North Tyneside and support reflects the stable level of growth set out in Policy S4.1. However, it is also the case that, the</u> The preferred growth scenario that has been developed results in levels of employment growth that are considered achievable with adequate supporting housing provision, <u>delivered at sustainable locations both within North Tyneside and Northumberland. something which would require This would lead to a change not only in the level of migration from Newcastle to North Tyneside, but also in the proportion of residents living and working within North Tyneside and strengthen the live-work relationship between Northumberland and North Tyneside. Further consideration and analysis of this strategic approach to growth is outlined in the North Tyneside Local Plan – Growth Strategy Background Paper.</u></p>	<p>To add further clarity to the strategic relationship between Northumberland and North Tyneside expected to arise as a result of expected employment and housing growth over the plan period. Responding to a comment from Northumberland County Council.</p>	<p>No – modification expands upon relationship between North Tyneside and neighbours embodied within overall growth strategy. As explanation no alternative exists.</p>	<p>No potential significant effects arise.</p>										
<p>MM173</p>	<p>S4.3 Distribution of Potential Housing Development Sites The sites allocated for housing development are identified on the Policies Map, including</p>	<p>Context – housing land supply matters need to be</p>	<p>No – amendments made based</p>	<p>Yes – amendment alters overall</p>										

	<p>those identified for both housing and mixed-use schemes. The Strategic Housing Land Availability Assessment 2016 2015 outlines that these sites have an overall capacity of approximately 8,838 8,797 8,986 homes, assessed as being deliverable and developable over the plan period to 2032.</p> <p>Indicative mapping identifying potential access arrangements and possible areas of open space have been prepared for a selected range of sites where additional guidance could benefit future delivery. Planning applications related to those sites should have regard to these indicative plans. Additional policy for the <u>strategic allocations at Strategic Allocations</u> of Murton and Killingworth Moor should be considered to inform the preparation of detailed site wide masterplans and applications for development.</p>	<p>updated taking into account 2016 SHLAA.</p>	<p>upon review of factual position for each site – e.g. evidence of capacity, planning status.</p>	<p>delivery and scope of sites allocated resulting in potential significant effect requiring further consideration.</p>																																																							
<p>MM174 Policies Map Modifications Schedule MM174 , MM175 , MM179 and MM484</p>	<table border="1"> <thead> <tr> <th>Map Ref</th> <th>Site Name</th> <th>Ward</th> <th>Greenfield / Brownfield</th> <th>Potential Homes</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Grieves Row, Dudley</td> <td>Weetslade</td> <td>Brownfield</td> <td>90</td> </tr> <tr> <td>3</td> <td>Annitsford Farm, Annitsford</td> <td>Weetslade</td> <td>Greenfield</td> <td>400</td> </tr> <tr> <td>13</td> <td>Site at Station Road, Forest Hall</td> <td>Benton</td> <td>Brownfield</td> <td>22</td> </tr> <tr> <td>17</td> <td>Station Road (West), Station Road, Wallsend</td> <td>Northumberland</td> <td>Greenfield</td> <td>450</td> </tr> <tr> <td>21</td> <td>Devonshire Drive, Whitley Road, Holystone</td> <td>Killingworth</td> <td>Mixed</td> <td>30</td> </tr> <tr> <td>22 – 26</td> <td>Killingworth Moor (strategic site)</td> <td>Killingworth</td> <td>Greenfield</td> <td>Apprx. 2,000</td> </tr> <tr> <td>27</td> <td>Land at Castle Square, Backworth</td> <td>Valley</td> <td>Greenfield</td> <td>14</td> </tr> <tr> <td>35 – 41</td> <td>Murton (strategic site)</td> <td>Collingwood / Valley</td> <td>Greenfield</td> <td>Apprx. 3,000</td> </tr> <tr> <td>42</td> <td>Moorhouses Reservoir, Billy Mill, North Shields</td> <td>Collingwood</td> <td>Brownfield Greenfield</td> <td>50</td> </tr> <tr> <td>45</td> <td>Land at Charlton Court, Cedartree</td> <td>Monkseaton South</td> <td>Mostly Greenfield</td> <td>20 13</td> </tr> </tbody> </table>	Map Ref	Site Name	Ward	Greenfield / Brownfield	Potential Homes	2	Grieves Row, Dudley	Weetslade	Brownfield	90	3	Annitsford Farm, Annitsford	Weetslade	Greenfield	400	13	Site at Station Road, Forest Hall	Benton	Brownfield	22	17	Station Road (West), Station Road, Wallsend	Northumberland	Greenfield	450	21	Devonshire Drive, Whitley Road, Holystone	Killingworth	Mixed	30	22 – 26	Killingworth Moor (strategic site)	Killingworth	Greenfield	Apprx. 2,000	27	Land at Castle Square, Backworth	Valley	Greenfield	14	35 – 41	Murton (strategic site)	Collingwood / Valley	Greenfield	Apprx. 3,000	42	Moorhouses Reservoir, Billy Mill, North Shields	Collingwood	Brownfield Greenfield	50	45	Land at Charlton Court, Cedartree	Monkseaton South	Mostly Greenfield	20 13	<p>Context – housing land supply matters updated taking into account the final 2016 SHLAA. This updates the current status of the following sites which now have planning consent :</p> <ul style="list-style-type: none"> • Site 51 • Site 95 • Site 126 • Site 132 • Site 135 • Site 139 • Site 142. <p>The Policies Map is to be amended accordingly (See Policies Map Modifications Schedule MM174 to reflect the above planning permissions).</p> <p>The list further reflects Main Modifications to the</p>	<p>No – amendments made based upon review of factual position for each site – e.g. evidence of capacity, planning status.</p>	<p>Yes – amendment alters overall delivery and scope of sites allocated resulting in potential significant effect requiring further consideration.</p>
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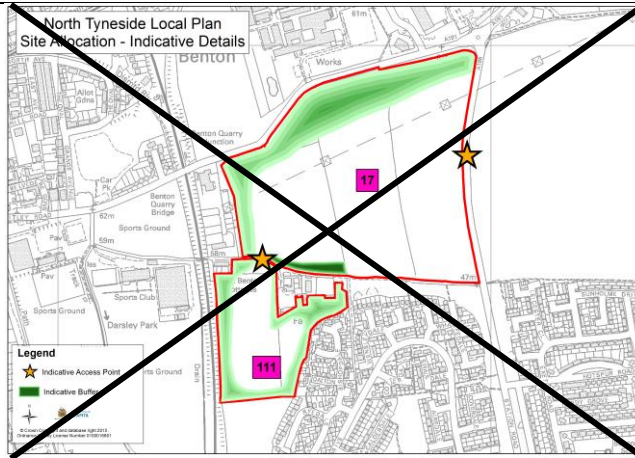
	Gardens, Whitley Bay				<p>site area and/or yields to the following sites (detailed below):</p> <ul style="list-style-type: none"> • Site 45 Land at Charlton Court (MM474, MM482 and MM484) • Site 111 East Benton Farm (MM179 and MM473) • Site 140 Former Dudley Miners Welfare Institute (MM175 and MM475). 		
48	Site at Coquet Avenue, Whitley Bay	Whitley Bay	Brownfield	41			
50	Whisky Bends, Promenade, Whitley Bay	Whitley Bay	Brownfield	5			
51	High Point Hotel, Promenade, Whitley Bay	Whitley Bay	Brownfield	14			
52	Land at Shap Road, Marden, North Shields	Cullercoats	Greenfield	15			
53	Wallington Court, Wallington Avenue, Cullercoats	Cullercoats	Brownfield	12			
58	Tanners Bank West (S), North Shields	Tynemouth	Brownfield	100			
60	Stephenson House, Stephenson Street, North Shields	Tynemouth	Brownfield	5			
62	Land at Albion Road, North Shields	Tynemouth	Brownfield	10			
63	Site at Hawkey's Lane, North Shields	Preston	Brownfield	54			
64	Albion House, Albion Road, North Shields	Tynemouth	Brownfield	36			
65	Bingo Hall, Lovaine Place, North Shields	Riverside	Brownfield	6			
66	Land at North Shields Metro Station, Russell Street, North Shields	Tynemouth	Brownfield	30			
67	Land at Waldo Street, North Shields	Riverside	Brownfield	6			
68	Land at 26-37 Clive Street, North Shields	Riverside	Brownfield	50			

69	Fleur De Lis, Dock Road Industrial Estate, North Shields	Riverside	Brownfield	35			
70	Dock Road Industrial Estate, Lawson Street, North Shields	Riverside	Brownfield	128			
71	Metro Sidings at Waterville Road, North Shields	Riverside	Brownfield	45			
72	Gasometer at Minton Lane, North Shields	Riverside	Brownfield	59			
73	Land at Minton Lane, North Shields	Riverside	Brownfield	33			
74	Site 18R, Royal Quays, North Shields	Riverside	Brownfield	50			
75	Land at Coble Dene, Royal Quays, North Shields	Riverside	Brownfield	7			
79	Langdale Gardens, Howdon	Howdon	Brownfield	69			
80	Bonchester Court, Battle Hill Drive, Wallsend	Battle Hill	Brownfield	16			
81	Beadnell Court, Battle Hill Drive, Wallsend	Battle Hill	Brownfield	19			
85	Portugal Place Block, High Street West, Wallsend	Wallsend	Brownfield	25			
88	Land adjacent to RAOB ROAB Club, Brussels Road, Wallsend	Wallsend	Brownfield	5			
95	High Street East/Lawson Street, Wallsend	Wallsend	Brownfield	12			
97	Cedar Grove Block,	Wallsend	Brownfield	25			

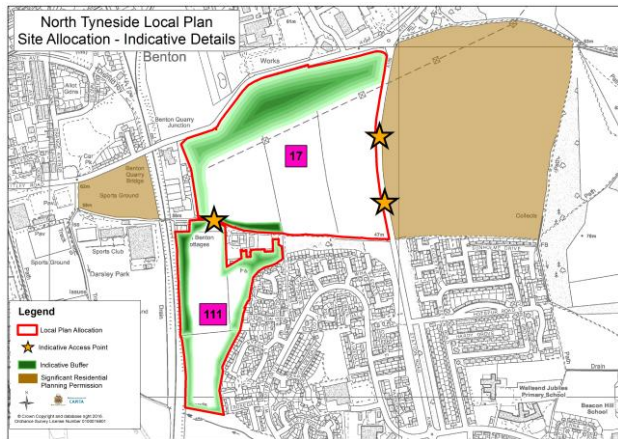
	Wallsend						
98	Hadrian Road (land south of Metro line), Wallsend	Wallsend	Brownfield	41			
99	Rosehill Road, Ropery Lane, Wallsend	Riverside	Brownfield	30			
101	Howdon Gas Works, Howdon Lane, Howdon	Riverside	Brownfield	66			
104	Howdon Green, Willington Quay	Riverside	Brownfield	83			
105	Land at Telford Street, East Howdon	Riverside	Greenfield	18			
111	East Benton Farm (north), Wallsend	Northumberland	Greenfield	50 <u>100</u>			
113	High Farm (Oliver), Killingworth	Killingworth	Greenfield	31 30 <u>28</u>			
118	Land at Western Terrace, Dudley	Weetslade	Brownfield	14			
119	Site off Burradon Road, Dudley	Weetslade	Brownfield	12			
120	Land adjacent to Benton Metro Station	Benton	Brownfield	12			
121	Norway House, Royal Quays, North Shields	Riverside	Brownfield	8			
123	The Avenue, Park Avenue, Whitley Bay	Whitley Bay	Brownfield	5 <u>12</u>			
124	Ash Court, Rake Lane, North Shields	Collingwood	Brownfield	10			
125	Tynemouth Court, Hawkey's Lane, North Shields	Preston	Brownfield	18			
126	Site at Wilson Terrace, Forest Hall	Benton	Brownfield	4			

	127	Site at Laburnum Avenue, Whitley Bay	Whitley Bay	Brownfield	6			
	129	Silverbirch, Camperdown Industrial Estate, Mylord Crescent, Camperdown	Camperdown	Brownfield	31			
	132	Former Dudley People's Centre, Weetslade Road, Dudley	Weetslade	Brownfield	16			
	133	Drift Inn, Front Street, Seaton Burn	Weetslade	Brownfield	8			
	135	Crasmere Court, Swindale Drive, Killingworth	Camperdown	Brownfield	39			
	137	Coleman NE Ltd, Walker Place, North Shields	Tynemouth	Brownfield	14			
	138	Site at Esplanade, Whitley Bay	Whitley Bay	Brownfield	28			
	139	Land at Darsley Park	Benton	Greenfield	98			
	140	Former Dudley Miners Welfare Centre, Market Street, Dudley	Weetslade	Greenfield	<u>7</u> <u>10</u>			
	141	Site of former Seaton Burn First School, Bridge Street, Seaton Burn	Weetslade	Greenfield	<u>6</u> <u>8</u>			
	142	Land at Burradon Road/Front Street, Annitsford	Camperdown	Greenfield	17			
	143	Site at Western Terrace (east), Dudley	Weetslade	Brownfield	6			

		144	Trembles Yard, Whitley Road, Benton	Northumberland and	Brownfield	65				
		Total Homes					<u>7,582</u> <u>7,541</u> <u>-7,730</u>			
MM448	<p>This Policy has been identified as having the potential to cause adverse impacts on internationally protected wildlife sites. When implemented, regard should be had to Policy DM5.6 that sets out the requirement for appropriate avoidance or mitigation of, or compensation for, any adverse effects.</p>							<p>Cross-reference to <i>Management of International Sites</i> policy to acknowledge that some sites have been screened into the HRA process as having the potential for likely significant effects on the SPA and Ramsar site.</p>	<p>No – reference is added in response to HRA appraisal and considered necessary to ensure its conclusions are appropriate reflected in the Plan. No reasonable alternatives to including the text.</p>	<p>Yes requires further consideration.</p>
MM473 And Policies Map Modifications Schedule MM179	<p>Policies Map and Map 14 – Sites 17, 111 and East Benton Farm – site boundary amended to reflect inclusion of land to the south (SHLAA ref 073b) and increase yield from 50 to 100 homes. Also reflected in update to Policy S4.3, with name of site and yield altered accordingly (MM174). To further show the Station Road East and Darsley Park sites now with planning permission.</p>							<p>To reflect amended site area and yield. See also MM179 of the Policies Map Modifications Schedule.</p>	<p>No – amended based upon factual assessment.</p>	<p>Yes – amends boundary of allocated site.</p>



Map 14 Indicative Details Sites 17 and 114



Map 14 Indicative Details Sites 17 and 111

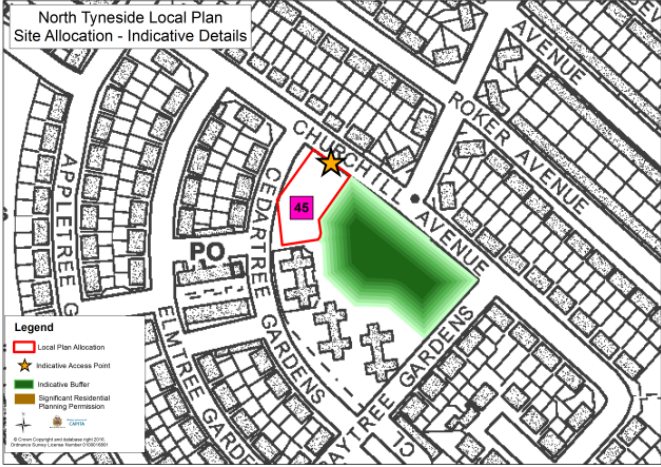
MM474 **Policies Map and Site 45** – site boundary amended to reflect reduced developable area
 MM482 and to reduce yield from 20 to 13 homes. Also reflected in update to Policy S4.3
 Policies Map (MM174).
 Modifications Policies Map to be amended together with a new Map 19a and the following supporting text.

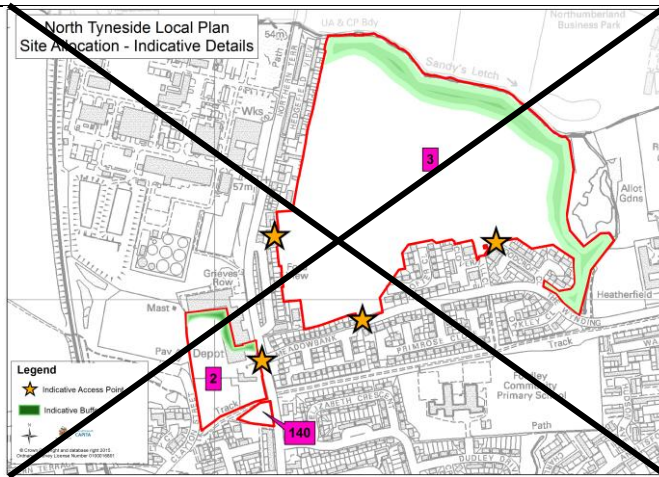
To reflect amended site area and yield.

 See also MM484 Policies Map Modifications Schedule.

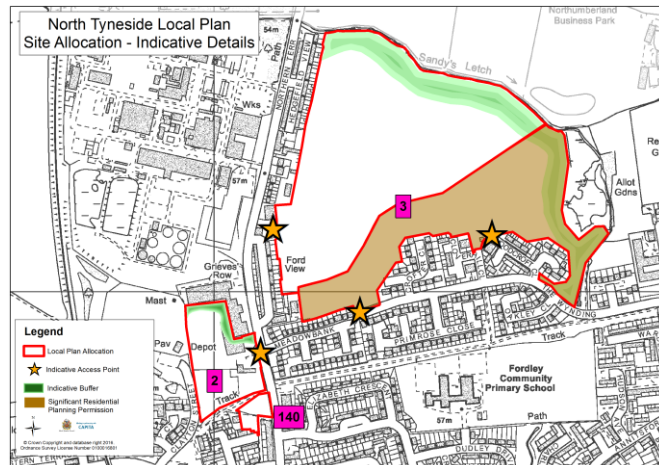
No – amended based upon factual assessment.

Yes – amends boundary of allocated site.

<p>Schedule MM484</p>	 <p>Map 19a Indicative Details – Site 45</p> <p>Site 45 – Charlton Court; key considerations:</p> <ul style="list-style-type: none"> • <u>Retention of significant proportion of open space.</u> • <u>Access point form Churchill Avenue.</u> 			
<p>MM475 and Policies Map Modifications Schedule MM175</p>	<p>Policies Map and Site 140 – site boundary amended to reflect additional area and to increase yield from 7 to 10 homes. Also reflected in update to Policy S4.3 (MM174).</p> <p>Map 12 to amend the boundary of site 140 Former Dudley Miner’s Welfare to take in small vacant site to the south at East View.</p>	<p>To reflect amended site area and yield.</p> <p>See also MM175 of the Policies Map Modifications Schedule.</p>	<p>No – amended based upon factual assessment.</p>	<p>Yes – amends boundary of allocated site.</p>



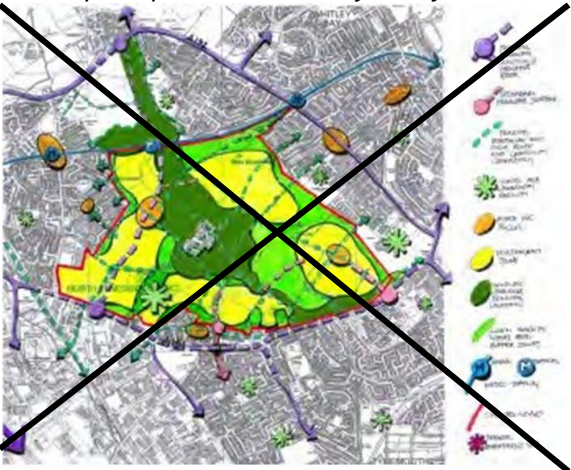
Map 12 – Indicative Details Sites 2, 3 and 140

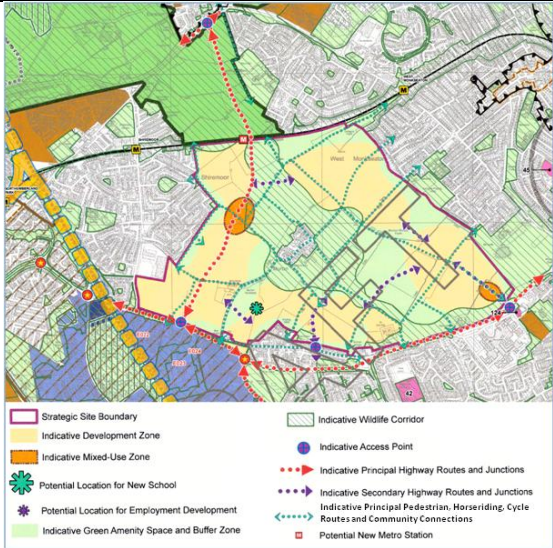


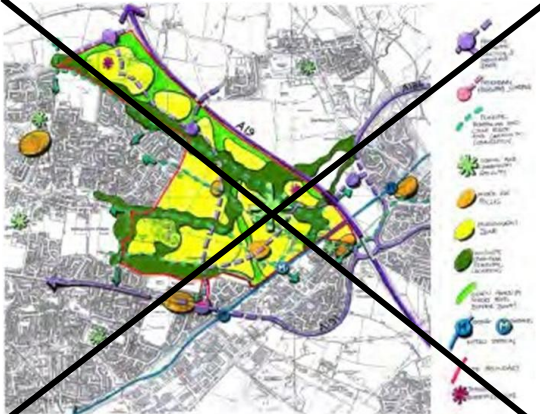
Map 12 - Indicative Details Sites 2, 3 and 140

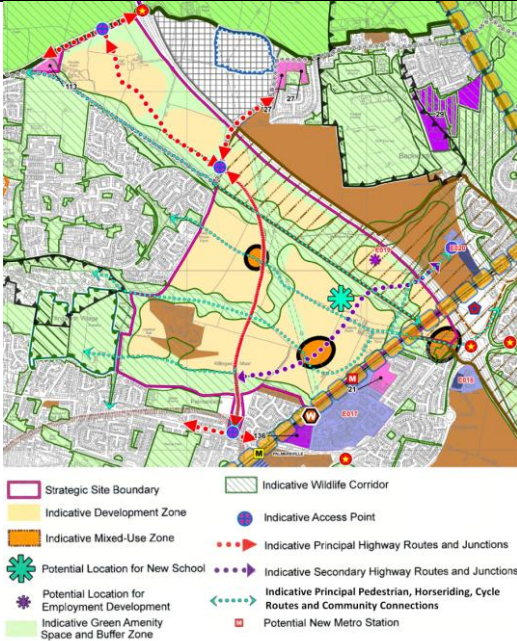
MM181	<p><u>Protection and enhancement of local, local and international biodiversity is also a primary consideration for any development. The Murton Gap, (Site 35 to 41) is identified within the Habitat Regulations Assessment as having the potential to cause adverse impacts on internationally protected wildlife sites due to its proximity to the Northumbria Coast</u></p>	<p>Revision of the Habitat Regulation Assessment has screened in the Murton site. Additional</p>	<p>Modification comments upon recommenda</p>	<p>No significant effects arise.</p>
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	<p><u>Special Protection Area (SPA). The detailed policies for the strategic allocation identify the importance of appropriate mitigation of adverse biodiversity impacts. In addition, when implemented, regard should be had to Policy DM5.6 that sets out the requirement for appropriate avoidance or mitigation of, or compensation for, any adverse effects.</u></p>	<p>paragraph highlights this and requirement to respond to requirements for appropriate mitigation.</p>	<p>tions of HRA. No alternatives exist.</p>	
MM177	<p>In order to guide future delivery the following maps set out provide indicative mapping of potential access and environmental solutions. The following maps are only to be used as guides for development. <u>The sites included here have been identified as requiring and benefiting from some initial early guidance. This is based upon potential requirements for indicative areas of open space or arising due to land use conflicts or biodiversity requirements, overall scale including where a number of sites may be clustered in close proximity, and access. These indicative maps are not intended to provide an exhaustive range of considerations.</u></p>	<p>To clarify identification sites included and role of indicative site mapping.</p>	<p>No – modification provides additional factual explanation of role of subsequent section.</p>	<p>No significant effects arise.</p>
MM182	<p>A strategic allocation Strategic Allocation is identified at Murton (Sites 35 to 41) to secure the delivery of approximately 3,000 homes during the plan period in a mix of housing tenures, types and sizes informed by available evidence of the housing needs of the Borough <u>Borough</u>, and convenience retail provision of approximately 1,000m² net sqm.</p> <p>The key principles for development of the Murton strategic allocation are illustrated on the Policies Map through an indicative <u>Concept Plan</u> concept plan, to be delivered where necessary in accordance with the requirements of the Infrastructure Delivery Plan, include provision of:</p> <ol style="list-style-type: none"> a. New housing, retail and community facilities in the general development locations identified; and, b. Primary and secondary access points suitable to accommodate evidence based traffic flows to, from and through the sites as appropriate; and, c. Strategic transport route connecting Earsdon by-pass with New York Road and Norham Road; <u>and</u> d. Education provision delivered in agreement with the Local Education Authority, at locations indicatively er identified on the Policies Map, providing a primary school located broadly to the south west of the site; <u>and</u> e. A network of green and blue infrastructure that: <ol style="list-style-type: none"> i. Enables provision of strategic open space breaks to avoid the joining together of Shiremoor with Monkseaton, whilst integrating with existing communities; and, ii. Provides safe and secure cycle and pedestrian links through the site 	<p>Clarification, made in line with the advice of natural England and the findings of the HRA.</p> <p>Addition of “net” re retail floorspace.</p>	<p>No alternatives to the modification arise.</p>	<p>Yes – addition or specific SANGs reference and, whilst a relatively small change, in amending understanding of scale of retail development potential significant effect requires further consideration.</p>

	<p>iii. that ensure appropriate connectivity with the existing network; and, Retains, connects and enhances the <u>local, national and international biodiversity of each site</u>; and,</p> <p>iv. Retains and enhances any important hedgerows or trees; and,</p> <p>v. Provides well-integrated and strategic green spaces for recreation <u>which includes 'Suitable Accessible Natural Green Space' (SANGS)</u>; and,</p> <p>vi. Incorporates sustainable drainage systems.</p>			
<p>MM186</p>	<p><i>Replace Map 20 – change required as the existing plan is 'blurry' in appearance. The extract from the Policies Map will provide necessary clarity.</i></p>  <p>Map 20 Murton Indicative Concept Plan</p>	<p>To provide greater clarity of the image. No changes proposed to content.</p>	<p>No, correction aligns with published Policies Map.</p>	<p>No significant effects arise.</p>

	 <p style="text-align: center;">Map 20 Murton Indicative Concept Plan</p>			
<p>MM187</p>	<p>A <u>strategic allocation</u> Strategic Allocation is identified at Killingworth Moor (Sites 22 to 26) to secure the delivery of approximately 2,000 homes during the plan period in a mix of housing tenures, types and sizes, informed by available evidence of the housing needs of the <u>Borough</u> borough, convenience retail provision of approximately 500m² <u>net</u> sqm and 17 hectares of employment land.</p> <p>The key principles for development of the Killingworth Moor strategic allocation are illustrated on the Policies Map through an indicative <u>Concept Plan</u> concept plan, to be delivered where necessary in accordance with the requirements of the Infrastructure Delivery Plan, include provision of:</p> <ol style="list-style-type: none"> a. New housing, employment, retail and community facilities in the general development locations identified; and, b. Primary and secondary access points suitable to accommodate evidence based traffic flows to, from and through the sites as appropriate; and, c. Strategic transport route connecting Killingworth Way with Great Lime Road; and, d. Education provision delivered in agreement with the Local Education Authority, at locations indicatively identified on the Policies Map providing a primary and secondary school located broadly to the south east of the site; and, <u>and</u>. 	<p>Addition of “net” re retail floorspace.</p> <p>Spelling and grammar.</p>	<p>No alternatives to the modification arise.</p>	<p>Yes – whilst a relatively small change in amending understanding of scale of retail development potential significant effect requires further consideration.</p>

	<p>e. A network of green and blue infrastructure that:</p> <ul style="list-style-type: none"> i. Enables provision of strategic open space breaks to avoid the joining together of Killingworth with Forest Hall and Palmersville, whilst integrating with existing communities; and, ii. Provides safe and secure cycle and pedestrian links through the site that ensure appropriate connectivity with the existing network; and, iii. Retains, connects and enhances the biodiversity of each site; and, iv. Retains and enhances any important hedgerows or trees; and, v. Provides well-integrated and strategic green spaces for recreation; and, vi. Incorporates sustainable drainage systems. 			
<p>MM189</p>	<p><i>Amend Map 21 - change required as the existing plan is 'blurry' in appearance. The extract from the Policies Map will provide necessary clarity. To remove the principle of the employment site adjacent to Killingworth Way to reflect the Policies Map.</i></p>  <p>Map 21 Killingworth Moor Indicative Concept Plan</p>	<p>This amends an inset map within the body of the Local Plan and clarifies the policy position, set out correctly in the Local Plan proposals map for provision of a single employment area at the site.</p>	<p>No, correction aligns with published Policies Map.</p>	<p>No significant effects arise.</p>

	 <p>Map 21 Killingworth Moor Indicative Concept Plan</p>			
MM198	<p>The overall trajectory for delivery arising from these sites is illustrated in the graph below. The North Tyneside Housing Trajectory (2011/12 to 2031/32) is shown below. This outlines actual delivery since the start of the plan period (1 April 2011) and forecast delivery (as at April 2016) from all identified deliverable and developable sources including:</p> <ul style="list-style-type: none"> • Outstanding planning permissions (both full and outline); • Local Plan housing allocations (both for residential and mixed-use schemes); and • The justified non-site-specific allowances for both windfall and small-sites over the plan period. 	To expand explanation of the timeframe and components of the housing trajectory.	No alternatives – Factual description based upon preferred requirement established at S4.2.	No significant effects arise.

<p>MM199</p>	<p><i>Replace the North Tyneside Housing Trajectory to 2032 to reflect SHLAA 2016</i></p>	<p>Context – housing land supply matters need to be updated taking into account 2016 SHLAA.</p>	<p>No alternatives – Factual description based upon preferred requirement established at S4.2.</p>	<p>No significant effects arise.</p>
<p>MM200</p>	<p>Through The housing requirement will be delivered through a combination of specific sites and broad locations, along with a small allowance for sites that are currently unidentified. This is considered the best means of providing sufficient certainty to deliver the housing target, whilst maintaining flexibility in supply and allowing a continued focus on the most sustainable locations in parts of the Borough within the town centres and main urban area.</p>	<p>To make this first sentence make sense</p> <p>Context – to tie in with the spatial strategy and use right terminology</p>	<p>No alternatives - Factual description.</p>	<p>No significant effects arise.</p>

MM204	<p>The delivery of new housing will be monitored against the requirement set out in the <u>housing trajectory, as part of the wider Local Plan process, including the SHLAA and Authority Monitoring Report (AMR). Further detail on implementation of the strategic vision can be read in the Housing Implementation Strategy. House-building will be compared against both the annual and cumulative requirement over throughout the plan period to 2032, including undertaking a review of the existence of persistent under-delivery. Through this monitoring process, if it becomes apparent that there is sustained under-performance against the requirement and, as a result, that the strategic objectives for growth in North Tyneside are not being delivered, then measures will need to be put in place to rectify the issue. This could involve a range of contingencies, potentially including:</u></p> <ul style="list-style-type: none"> • <u>Looking at ways to assist in the delivery of sites with planning permission;</u> • <u>Exploring opportunities for speeding-up delivery of allocated sites in order to advance delivery;</u> • <u>Continued liaison with neighbouring authorities through the duty to cooperate process; or,</u> • <u>If clearly necessary, considering whether new sites are needed to boost housing land supply, both immediately or in the longer-term.</u> <p><u>This will be undertaken in-line with the monitoring and review process as explained in Chapter 12, with the position continuing to be monitored throughout the plan period to 2032. Further detail can be read in Policy S4.2a, Policy 9.1 and the accompanying Implementation and Monitoring Framework.</u></p>	<p>Context – this will provide additional detail to link to monitoring/review. Updated to directly reference Policy S4.2a.</p>	<p>This modification provides a detailed outline of the process of monitoring that will be undertaken prepared with advice from the Inspector. Reflecting best practice no reasonable alternatives exist.</p>	<p>No - This outlines the monitoring process that would inform the decision making encapsulated within the additional policy 4.2a.</p>
MM205	<p>Whilst it is the role of the Local Plan to provide for, and specifically allocate, the sites to meet the overall housing needs, proposals for new sites, those which have not previously been identified through the plan process or allocated and known as 'windfall' sites, will continue to come forward for development throughout the Plan <u>plan</u> period. The SHLAA demonstrates....</p>	<p>Context – consistency with NPPF definition.</p>	<p>No alternatives exist - Clarification of status and process.</p>	<p>No potential significant effects arise.</p>
MM214	<p>The 2013 household survey identified that there is an interest in self-build from households planning to move in the next five years. This found that 5.6% were interested in this form of housing delivery. Some households were also interested in community self-build <u>self-build</u>, defined as a 'group of people in housing need who join forces and become involved in the planning, design and building of their own homes'. <u>From 1 April 2016 the Self-Build and Custom Housebuilding Act 2015 obliges local authorities to maintain a list of people and groups interested in building their own homes. North</u></p>	<p>Context – provide further detail of and support for self-build.</p>	<p>Factual statement providing information on legislation.</p>	<p>No potential significant effect considered likely to arise.</p>

	<u>Tyneside Council has set up its own ‘Self and Custom Build Register’, enabling people who are interested in finding suitable building plots in North Tyneside to register their interest.</u>			
MM215	<u>The Housing and Planning Act 2016 supports existing legislation on self-build and custom housebuilding by requiring local planning authorities (LPAs) to ensure sufficient serviced plots, with permission, are available to meet demand in their area, as identified by the register of persons requiring self-build plots.</u>	Context – provide further detail of and support for self-build.	Factual statement providing information on legislation.	No potential significant effect considered likely to arise.
MM216	<p>To ensure that new residential development provides a mix of homes, to meet current and future demand, and to create sustainable communities, applications for new housing development will be considered with regard to the Council’s most up-to-date evidence, including housing need and local housing market conditions.</p> <p>To widen the overall housing offer in North Tyneside and meet identified demand, the provision of executive housing will be encouraged in suitable locations, as long as this does not compromise the Council’s overriding objective to secure the delivery of affordable housing. For the purpose of this <u>Policy</u>, executive housing is defined as:</p> <ul style="list-style-type: none"> a. Detached properties; b. At densities of no more than 15 <u>up to 22</u> dwellings per hectare of <u>net development area</u>; and, c. Of four or more bedrooms. <p>These homes will be either:</p> <ul style="list-style-type: none"> d. Valued at council tax Band G and above; or, e. Valued, at first sale, in the upper 10% of current house prices within Tyne and Wear. <p>To widen the overall housing offer in North Tyneside and meet identified demand for self-build development (including community self-build), applications for self-build housing will be supported in appropriate locations. Such schemes should:</p> <ul style="list-style-type: none"> f. Demonstrate high quality design, employing innovative approaches throughout; g. Provide for suitable linkages to infrastructure and facilities; <u>and,</u> h. Include a design framework to inform the detailed design of the individual units, where more than one self-build unit is proposed in a single site location. 	Text – minor wording amendments (SPG).	Proposed modification amends density of development considered potentially executive. This represents an alternative to previous 15dph. No additional greater density is considered reasonable as a further increase would not represent a notable difference to general market housing which the policy is	Yes – as a modification affecting the type of development that might be considered executive a potential significant effect may arise requiring further consideration.

	For housing developments over 200 homes, the Council will encourage applicants to consider (where economically viable) opportunities to set aside a proportion of the site's net developable area <u>of the site</u> for custom and self-build <u>self-build</u> housing.		aiming to distinguish.	
MM458	<u>For executive housing applications the Council would seek clarity from applicants to demonstrate that the nature of homes provided and density of development proposed is notably different to general market housing provision within the borough. The net density of general market housing has been assessed as ranging generally between 20 and 30 dwellings per hectare. Evidence of target sales prices should also be provided to support applications for executive homes. Policy DM4.6 identifies that such housing would be valued at Council Tax Band G or in the top 10% of house prices within Tyne and Wear. This assessment should be made based upon the available sales data of all homes within the Tyne and Wear authorities over the previous 12 months.</u>	To provide additional explanation of assessment of info required re applications for executive home.	Modification clarifies approach and expectations in respect of policy. No further alternatives exist.	No potential significant effects are considered to arise.
MM219	For private developers, affordable housing is delivered through contributions required as part of planning obligations, the terms of which are set out in S106 Agreements National planning policy <u>Planning Policy</u> requires the Council to set a Borough-wide target for the proportion of affordable housing to be sought over the plan period. <u>Based on evidence of viability the Borough-wide target is 25%. Whilst some sites may achieve less than this due to viability there may be other sites that can achieve more than the 25% target the aim is to achieve 25% overall across the Borough over the life of the Local Plan.</u>	Clarification – provide further detail on the application.	Modification provides discussion of the objectives of Local Plan policy.	No significant effects are not identified due to modification.
MM222	<u>...assessed stood at 30%. Work undertaken to date through the AWVA (updated 2016) 2015 has found that a 25% target for affordable housing overall remains a reasonable and viable target for housing delivery in North Tyneside, whilst also allowing for appropriate funding to support improvements to infrastructure, facilities and amenities impacted by development. Meanwhile over the period between 2010/11 and 2014/15 the North Tyneside Monitoring Report identifies that approximately 28% of all housing delivery was affordable, secured from a range of providers and development types. A borough wide target of 25% is therefore considered to be the minimum that housing delivery from all forms of delivery can achieve in the current economic circumstances. This evidence will be monitored on a regular basis and the implementation and effectiveness of the Council's affordable homes policy reviewed accordingly.</u> <u>Policy DM4.7 makes further provision for some schemes, in exceptional circumstances to make a contribution to affordable housing at another location or provide a commuted sum to the Council. In some circumstances such an approach could provide an opportunity to make the best use of funding that might be available for affordable</u>	Text – minor wording amendments (SPG). Amended to add further detail regarding context for 25% borough wide target and associated with adjustment to wording for Policy DM4.7. Added further text regarding opportunities associated with possible off-site contributions / commuted sums.	Modification sets out additional factual background and information based upon available evidence. No further alternatives therefore identified.	No – amended text does not lead to a likely significant effect.

	<p>housing provision. For example such funding may have the potential to support wider Council programmes for affordable housing (and Council) housing provision that could secure more homes with the funds that would be viable from a scheme than might otherwise be achieved. However, in most instances the availability of land for affordable housing development is a significant constraint and securing adequate on-site delivery will be the priority for the Council.</p>			
MM223	<p>To meet the a Borough-wide target for at least the Council will seek 25% of all new homes to be affordable in perpetuity, on new housing developments of 40 11 or more dwellings and gross internal area of more than 1000m², or on sites of 0.5 ha or more, must provide a the maximum proportion of affordable housing to support delivery of the Borough-wide target, taking into consideration specific site circumstances and economic viability. Developments will be required to provide a mix of affordable housing for rent and intermediate housing, based on the most up-to-date evidence of local need. <u>Where necessary, to assist the viability of proposals, a flexible approach to the tenure mix of affordable housing provision will be considered by the Council.</u></p> <p>In all but the most exceptional cases the Council will require affordable housing provision to be made on-site. Where alternative off-site affordable housing provision or a commuted sum is proposed it must be demonstrated that:</p> <ol style="list-style-type: none"> All options for securing on-site provision of affordable housing have been explored and exhausted; and, Where off-site affordable housing is to be provided the amount of affordable housing would be <u>broadly equivalent in value to,</u> or greater than, <u>the amount that which</u> would be viable if the provision was made on-site; or, Where a Commuted Sum is to be provided it will be <u>broadly equivalent to,</u> or greater than, <u>the amount that which</u> would be viable if the provision was made on-site. <p>Proposals for the delivery of affordable housing schemes (such as those submitted by the Council and Registered Providers) that make a contribution towards North Tyneside's overall assessed needs for affordable housing will be supported.</p>	<p>Amendments identified to remove specific reference to the nature of affordable housing “in perpetuity” to enable flexibility to accord with evolving national definitions over the plan period. Further clarification provided regarding the role of affordable delivery per site to contribute to the Borough wide target.</p>	<p>Modifications made to accord with updated planning guidance and NPPF, whilst further adjustment made in response to debate during EiP hearings. No further alternatives are considered reasonable.</p>	<p>Yes – policy alters application of the Local Plan policy regarding affordable housing requiring further consideration.</p>
MM224	<p><u>Starter Homes</u></p> <p><u>The Housing and Planning Act 2016 sets out the statutory framework for the delivery of discounted Starter Homes for first-time buyers, including the general duty of all local planning authorities to promote the supply of such homes.</u></p>	<p>To provide necessary context on starter homes.</p>	<p>Factual update - no alternatives available.</p>	<p>No – this amendment is a factual update to the Housing Section does not change overall effect of the Local</p>

				Plan.
MM225	<p><u>On 24 March 2016 the Government published a technical consultation on Starter Home Regulations. The document defines Starter Homes as: "exclusively available for first-time buyers under the age of 40 and sold at a discount of at least 20 per cent of the market price." The requirement would apply to sites of ten or more units, or covering more than 0.5 hectares. The document proposes a "single national minimum requirement" for 20 per cent of homes on these sites to be Starter Homes. There are also proposals for a "general exemption" to the Starter Homes requirement but this exemption would "apply only in tightly defined circumstances." The consultation document also provided a further opportunity for respondents to comment on the proposed changes to the definition of affordable homes for the purpose of national planning policy.</u></p>	To provide necessary context on starter homes.	Factual update - no alternatives available.	No – this amendment is a factual update to the Housing Section does not change overall effect of the Local Plan.
MM226	<p><u>The proposed Starter Homes requirement will have implications for Policy DM 4.7 – 'Affordable Housing'. The Council has published an addendum to the SHMA assessing the need for Starter Homes in North Tyneside, which found there is a demand in the Borough. The Local Plan has sought to provide an outline policy for affordable housing provision that will be sufficiently flexible to enable future delivery of affordable homes as defined by current government policy and advice, including the provision of Starter Homes.</u></p>	To provide necessary context on starter homes.	Factual update - no alternatives available.	No – this amendment is a factual update to the Housing Section does not change overall effect of the Local Plan.
MM463	<p><u>The optional standards that Policy DM4.9 bring into effect are governed by Building Regulations and set out within the Building Regulations 2010, 2015 edition incorporating 2016 amendments: 'Access to and use of buildings: Approved Document M'.</u></p> <p><u>All new dwellings are required to meet the regulations of Category 1, M4(1), where homes make reasonable provision to be visitable by a range of people including older people and those with reduced mobility. The further optional requirements include Category 2 accessible and adaptable dwellings, M4 (2). This standard is viewed as being met where a new dwellings makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. The overall proportion of new homes that Policy DM4.9 seeks to include as affordable homes is informed by an assessment of the impact of the additional standard upon the viability of development.</u></p>	Text added to provide further clarity within the Plan regarding the specific requirements for development that would arise through the introduction of M4(2) and M4(3).	No additional alternatives are identified as additional text does not fundamentally change the policy.	No –this amendment to supporting text does not change overall effect of the Local Plan.

	<u>M4(3) sets out further provisions whereby a dwelling makes reasonable provision either at completion, M4(3)(2)(b), or at a point following completion be adaptable, M4(3)(2)(a), for a wheelchair user to live in the dwelling and use any associated outdoor space.</u>			
MM231	Policy DM4.9 does not apply to an extension to a dwelling or material change of use. It applies only to new dwellings. Policy DM4.9 a-c will also apply where there is a material alteration to the dwelling as set out in Approved Document M of the Building Regulations. Where step-free access is not achievable or viable, neither of the optional requirements M4(2) and M4(3) will apply. <u>Viability testing through the Area Wide Viability Assessment has determined that the space and accessibility standards can be implemented without significant detriment to the economic viability of development.</u>	To add important reference to the viability of development.	No additional alternatives are identified as additional text does not fundamentally change the policy.	No –this amendment to supporting text does not change overall effect of the Local Plan.
MM464	To ensure that new homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, <u>from the 1 October 2018</u> the following standards will apply, subject to site viability: Accessibility of homes <u>Market Housing</u> a. For all new housing developments, <u>excluding low-rise non-lift serviced flats, all 50% of</u> homes are to meet building regulation M4 (2) –“ <u>Category 2 - accessible and adaptable dwellings</u> ”. <u>Affordable Housing</u> b. For all new housing developments, <u>excluding low-rise non-lift serviced flats, 90% of</u> homes should meet building regulation M4(2) “accessible and adaptable dwellings”- c. For all new housing developments, 10% of all new homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (2) (a) will apply, to allow simple adaptation of the dwelling to meet the future needs of wheelchair users. Internal Space in a Home d. All new homes, both market and affordable, will meet the Government’s Nationally Described Space Standards (NDSS).	Responding to concerns regarding the impact upon viability of requiring all market homes to be M4 (2) – a revised proportion has been identified. This is shown to bring about an improvement in the viability of development within a Viability Assessment Sensitivity Test 2016. Further responding to concerns regarding viability and the requirement for applicants to plan in the changes that required a delayed commencement for introduction of accessibility and space standards is introduced.	An alternative to requiring 50 % of new homes to be accessible would to either require 100 % to be accessible or 0 % of new homes to meet the standard. Both of these alternatives have been previously considered. The date for the introduction of the policy is considered	Yes - Amending this policy requires further assessment of potential significant effects.

			reasonable and no other options are identified.	
MM238	There are currently no authorised sites within North Tyneside for use by the travelling community. <u>In defining accommodation terms, a 'pitch' is an area which is large enough for one household to occupy, typically one or two caravans and a 'site' is a collection of pitches which form a development exclusively for Gypsies and Travellers. For Travelling Showpeople, the common terms are 'plot' and 'yard'. For the purposes of this policy 'sites' and 'plots' encompasses all types of accommodation. Again, for the purposes of this Policy, the terms 'site' and 'pitch' are used to encompass all need for the travelling community.</u>	Context – additional explanation of pitch/plot, site/yard definitions.	Modification provides further factual explanations to aid the application of policy – no alternatives exist.	No - significant effects do not arise from the modification.
MM239	Proposals for <u>additional sites for the travelling community sites</u> , or for the expansion of existing sites, will be permitted where all of the following criteria can be met: a. The necessary infrastructure services could be made available; b. The proposed site is accessible to education, health and other community facilities; c. The proposal is adequately justified through robust evidence of need for additional Gypsy and Traveller pitches; <u>and</u> , d. The proposal has demonstrated that it accords with all other relevant the policies within this Local Plan.	Text – minor wording amendments (SPG).	Modification improves clarity regarding application of policy to proposals. No alternatives exist.	Yes – a possible significant effect arises due to the modification.
MM243	The nomadic nature of the travelling community means that this is a <u>cross-boundary cross-boundary</u> issue. The Council has been engaging with other LPAs in the North East in gathering evidence to understand the needs for Gypsies and Travellers in the wider area, and will continue to do so as part of <u>work through the duty to cooperate. its role in the Duty to Co-operate</u> . As a result, whilst there is no evidence of need for any additional accommodation in North Tyneside, the wider housing needs of the travelling community are being met at a sub-regional level by neighbouring local authorities. As an example, Northumberland County Council, through their own GTAA, has identified a requirement to provide additional accommodation for the travelling community and are planning to <u>meet this over the plan period</u> .	Comments from NCC to refer to the fact that the sub-regional need is being met and additional needs forecast in neighbouring authorities such as Northumberland.	Modification provides further description of factual position. No alternatives exist.	No – modification does not have a likely significant effect upon the Plan.
MM247	The loss of any part of the green infrastructure network will only be considered in the following exceptional circumstances:	Altered for clarity and request from Northumberland Estates.	Amendments clarify and improve	. Yes - Amending this policy requires further

	<p>a. where Where it has been demonstrated that the site no longer has any value to the community in terms of access and function; or</p> <p>b. If it is not a designated wildlife site or providing important biodiversity value; or</p> <p>c. If it is not required to meet a shortfall in the provision of that green space type or another green space type; or</p> <p>d. <u>The proposed development would be ancillary to use of the green infrastructure and the benefits to green infrastructure would outweigh any loss of open space.</u></p> <p>Where development proposals are considered to meet the exceptional circumstances above, permission will only be granted where alternative provision, equivalent to or better than in terms of its quantity and quality, can be provided in equally accessible locations that maintain or create new green infrastructure connections. could adversely affect green infrastructure, permission will only be granted where:</p> <p>d. alternative provision, equivalent to or better than in terms of its quantity and quality, can be provided in equally accessible locations which maintains or creates new green infrastructure connections; or</p> <p>e. the proposed development would be ancillary to use of the green infrastructure and the benefits to green infrastructure would outweigh any loss of open area.</p> <p>Proposals for new green infrastructure, or improvements to existing, should seek net gains for biodiversity, improve accessibility and multi-functionality of the green infrastructure network and not cause adverse impacts to biodiversity.</p>		<p>understanding of the Policy. No further alternatives exist.</p>	<p>assessment of potential significant effects.</p>
MM459	<p><u>Part of the Borough around St. Mary's Island is within the Coquet to St Mary's Marine Conservation Zone (MCZ). The MCZ protects the rock, sand, mud and sediment of the seabed that are the habitats for a large variety of sea life.</u></p>	<p>To note the presence of a MCZ in the Borough, to which the policies in this section will apply.</p>	<p>Factual description – no alternatives available.</p>	<p>No – amendment to supporting text to provide additional information.</p>
MM253	<p><u>To assist applicants the Council has identified buffer zones, within the Green Infrastructure Strategy, around all designated and protected areas which will enable the applicant to see whether proposals are likely to impact these areas and would need to meet the requirements outlined within relevant Local Plan policies.</u></p>	<p>New paragraph within supportive text to support policies (see also related amendment to Policy DM5.5).</p> <p>The buffer zones were devised to assist an</p>	<p>Alternative to have text within Policy DM5.5 was not considered sound. No other suitable</p>	<p>No – effect will be considered through mod ref MM254 where this text was removed from Policy DM5.5.</p>

		<p>applicant and or the council in assessing whether the proposals may have an impact on a designated site. However it is important to note that some proposals outside the buffer zones may also have an impact. Buffer zones in their own right must not become a wildlife designation.</p> <p>Add reference to the GI Strategy.</p>	<p>alternatives exist.</p>	
<p>MM254</p>	<p>.....and the wider wildlife links: and, e. Applications are accompanied by the appropriate ecological surveys that are carried out to industry guidelines, where there is <u>evidence to support reason to suspect</u> the presence of protected and priority species or habitats planning to assess their presence and, if present, the proposal must be sensitive to, and make provision for, their needs, in accordance with the relevant protecting legislation; and, .f. For all adverse impacts of the development appropriate <u>on site</u> mitigation measures, reinstatement of features, or, as a last resort, <u>off site</u> compensation to enhance or create habitats <u>must</u> form part of the proposals on or off site. <u>This must be accompanied by a management plan and monitoring schedule, as agreed by the Council.</u></p> <p><u>Proposed development on land within or outside a SSSI likely to have an adverse effect on that site would only be permitted where the benefits of the development clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the SSSI national network.</u></p> <p>Proposals located within the defined wildlife site buffer zones set out in the most up to date Green Infrastructure Strategy will be required to consider the impact of the proposed development on the designated site.</p>	<p>To avoid subjectivity.</p> <p>For consistency with other Local Plan policies and NPPF.</p> <p>Addition of text relating to SSSIs to reflect the specific policy treatment afforded to them within the NPPF.</p> <p>The buffer zones were devised to assist an applicant and or the council in assessing whether the proposals may have an impact on a designated site. However it is important to note that some proposals outside the buffer zones may also have an impact. Buffer zones in their own right</p>	<p>Policy is closely aligned with NPPF and no further alternatives are considered.</p>	<p>Yes - Amending this policy, in particular removing reference to buffers, requires further assessment of potential significant effects.</p>

		<p>must not become a wildlife designation. Criteria F modification by request of Inspector to ensure biodiversity enhancements are accompanied by a management plan and monitoring schedule. This will enable the Council to judge the success of schemes and whether there has been a net gain in biodiversity. These changes were sent to Natural England and received an email 02.12.2016 stating they were happy with modifications but noted that monitoring should not be seen as a substitute for mitigation.</p>		
MM255	<p>In accordance with European Legislation, proposals that are likely to have adverse <u>significant</u> effects on the features of internationally designated sites, either alone or in combination with other plans or projects, will require an appropriate assessment. Proposals that adversely affect a site's integrity can only proceed where there are no alternatives, imperative reasons of overriding interest are proven and the effects are compensated.</p> <p>Expert advice will be sought on such proposals and, if necessary, developer contributions or conditions secured to implement measures to ensure avoidance or mitigation of, or compensation for, adverse effects. Such measures would involve working in partnership with the Council (and potentially other bodies) and could include <u>a combination of two or more of the following mitigation measures:</u></p> <ol style="list-style-type: none"> Appropriate signage to encourage responsible behaviour; Distribution of information to raise public awareness; Working with local schools, forums and groups to increase public understanding and ownership; Use of on-site wardens to inform the public of site sensitivities; 	<p>Request from Natural England in order to align with National policy and European legislation.</p> <p>For consistency with other Local Plan policies and NPPF, paragraph regarding buffer zones has been removed.</p>	<p>There are no significant and reasonable alternatives to the policy</p>	<p>Yes - Amending this policy, in particular removing reference to buffers, requires further assessment of potential significant effects.</p>

	<p>e. Adoption of a code-of conduct; f. Zoning and/or seasonal restrictions to minimise disturbance in particular sensitive areas at particularly sensitive times; g. Specially considered design and use of access points and routes; h. Undertaking monitoring of the site's condition and species count; i. Provision of a Suitable Accessible Natural Green Space (SANGS).</p> <p>Proposals located within the defined wildlife site buffer zones set out in the most up to date Green Infrastructure Strategy will be required to consider the impact of the proposed development on the designated site.</p>			
MM460	<p>Several policies within this Plan have been identified through the Habitat Regulations Assessment as having a potential adverse effect on international sites and their qualifying species. Policy DM5.6 is to be used alongside those policies to ensure that any adverse effects are avoided, mitigated or compensated accordingly. <u>The Council have produced guidelines for the creation of Suitable Accessible Natural Green Space (SANGS) that will be useful in applying Policy DM5.6.</u></p>	Signpost to appropriate guidance to aid implementation of the policy.	Modification identifies availability of additional information. No alternatives exist.	No, modification may assist operation of policy but does not alter likely effects of Plan.
MM265	<p>... Council and its drainage partners to ensure any works are complementary to wider plans <u>and fairly and reasonably related in scale and kind to the proposed development.</u></p>	To ensure alignment with NPPF.	There are no further alternatives.	Yes, update SA but unlikely to see a change .
MM266	<p>Applicants will be required to show, with evidence, they comply with the Defra DEFRA technical standards for sustainable drainage systems (unless otherwise updated and/or superseded).</p> <p>A reduction in surface water run off rates will be sought for all new development.</p> <p>On brownfield sites, surface water run off rates post development should be limited to a maximum of 50% of the flows discharged immediately prior to development <u>where appropriate and achievable.</u></p> <p>For greenfield sites, surface water run off post development must meet or exceed the infiltration capacity of the greenfield prior to development incorporating an allowance for climate change.</p>	Amendment to respond to comments from Northumberland Estates regarding the application of a target of 50% of run off at brownfield sites to be applied with an element of flexibility.	There are no further alternatives.	Yes, update SA but unlikely to see a change.
MM267	<p>Applicants will be required to show, with evidence, they comply with the Defra DEFRA technical standards for sustainable drainage systems (unless otherwise updated and/or superseded)....</p>	Request from Northumberland Estates because some SuDs may	There are no further alternatives.	Yes, update SA but unlikely to see a change.

	<p>Discharge into the ground*; Discharge to a surface water body; Discharge to a surface water sewer; or Discharge to a combined sewer.</p> <p>Only in exceptional circumstances, where a Flood Risk Assessment, local site conditions, and/or engineering report show that sustainable drainage systems will not be feasible will the discharge of rainwater direct to a watercourse, surface water drain or to a combined sewer be considered.</p> <p>...Where SuDS are provided, arrangements must be put in place for their whole lifetime management and maintenance. Where appropriate SuDS should be designed and located to...</p> <p><u>* Deep drainage structures are not suitable in the Borough due to actively managed mine water levels and raising groundwater levels.</u></p>	<p>comprise underground attenuation.</p> <p>EA request regarding Groundwater levels in borough.</p>		
<p>MM272 And Policies Map Modifications Schedule MM273</p>	<p>...economic objectives. This will be achieved by:</p> <p>a. Proposals for mineral extraction being assessed individually and cumulatively, and permitted where no <u>unacceptable</u> adverse social, environmental and economic impacts would arise. <u>Planning and environmental criteria to be taken into account when considering planning applications for minerals development are as follows:</u></p> <ul style="list-style-type: none"> <u>i. Amenity (e.g. dust, noise and vibration);</u> <u>ii. Air quality;</u> <u>iii. Lighting;</u> <u>iv. Visual impact;</u> <u>v. Landscape character;</u> <u>vi. Traffic, including air and rail, and access;</u> <u>vii. Risk of contamination to land;</u> <u>viii. Soil resources and the impact on best and most versatile agricultural land;</u> <u>ix. Flood risk;</u> <u>x. Ground and surface water impacts;</u> <u>xi. Land stability;</u> <u>xii. Ecology, including habitats, species and designated sites; and,</u> <u>xiii. Heritage assets and their setting.</u> <p>b. If possible, an appropriate contribution will be made towards the Tyne and Wear sub regional aggregates apportionment of 5.7 million <u>Million</u> tonnes of sand and gravel to 2032. This will require provision throughout the plan period of a minimum sub regional sand and gravel landbank equivalent to seven years' production at a rate of 0.334 million</p>	<p>As advised by the Mineral Products Association, the policy as written was not consistent with NPPF para 142 or NPPF para 143 bullet 6 which advises that criteria be adopted to ensure that permitted operations do not have unacceptable adverse impacts, was not justified because it is more appropriate to balance the benefits of mineral working against its adverse impacts, and was not effective since it would frustrate the intention of the policy by being too severe in its implementation.</p>	<p>Modifications reflect changes recommended by outside body and review of NPPF. Consequently no reasonable alternatives are identified.</p>	<p>Yes – modification affects approach to policy regarding minerals development with potential significant effect requiring further investigation.</p>

	<p>tonnes per annum.</p> <p>c. Worked land being subject to high standards of restoration and aftercare to ensure the most appropriate and beneficial use, within an agreed timescale; this could include the delivery of net-gains for biodiversity, improvements for agriculture and enhanced access for recreation.</p> <p>d. Encouraging temporary material-recycling facilities on the sites of major demolition or construction projects and provision of permanent recycling plants for construction and demolition waste in appropriate locations, as defined in <u>Policy S7.7</u>.</p> <p>e. Safeguarding the existing transport and processing infrastructure at Howdon Wharf, as shown on the Policies Map, to allow for the continued transfer and movement of marine aggregates <u>and safeguarding existing, planned and potential sites for concrete batching, the manufacture of coated materials, and other concrete products. Proposals for non-mineral development that may threaten, lead to the loss of, or damage to, the functioning of safeguarded mineral infrastructure or locations will not be permitted unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> <u>i. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and,</u> <u>ii. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry or the waste management industry.</u> <p>f. Mineral resources will be safeguarded from other forms of development that would prejudice future mineral extraction. Mineral Safeguarding Areas have been defined for shallow coal, marine and estuarine sand and gravel, basal sand, lower magnesian limestone, and glacial sand and gravel resources in the plan area and their extent is shown on the Policies Map. These resources will be safeguarded from non-mineral development that would needlessly sterilise the resource and prejudice future mineral extraction. Planning permission will not be granted for any form of development within a Mineral Safeguarding Area that is incompatible with safeguarding the mineral unless <u>an assessment is submitted in which the applicant can demonstrate to the satisfaction of the Local Planning Authority:</u></p> <ul style="list-style-type: none"> i. the applicant can demonstrate to the satisfaction of the Local Planning Authority that the mineral concerned is no longer of any value or potential value; or ii. the mineral can be extracted satisfactorily prior to the incompatible development taking place; or iii. the incompatible development is of a temporary nature and can be completed and the site restore to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or iv. there is an overriding need for the incompatible development; or 	<p>As advised by the Mineral Products Association, the policy as written had no safeguarding for future sites or development management criteria that would implement the intention for its safeguarding and compromise the deliverability of the policy.</p> <p>To add specific reference to the Policies Map under e.</p> <p>Providing clarity that the information required under criterion f would comprise of an assessment.</p> <p>To support the Policy, the Policies Map Legend is to be amended to confirm the Energy Mineral Safeguarding Area coincides with the Borough boundary (See Policies Map Modifications Schedule MM273).</p>		
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	v. it constitutes exempt development, namely householder applications; changes of use; infilling in existing built up areas.			
MM274	<u>A useful tool to demonstrate points f.i to f.iv of Policy DM5.17 would be through a Mineral Assessment. British Geological Survey’s Good Practice Advice (2011) provides advice on the completion of a Mineral Assessment.</u>	As advised by the Mineral Products Association, the BGS guidance – Mineral Safeguarding in England - makes the point that a Mineral Assessment required of developers when submitting proposals for non mineral development within MSAs is an essential part of the safeguarding regime (Section 6). Therefore, the policy or supporting text needs to advise developers about the need for assessment.	Modification introduces factual advice. No reasonable alternative would be appropriate.	No – as a factual point of advice the modification may clarify operation of policy but does not alter likely effects of the Plan.
MM280	Applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area. Proposals are expected to demonstrate: <ul style="list-style-type: none"> a. d. <u>A design responsive to landscape features, topography, wildlife habitats, site orientation and existing buildings, incorporating where appropriate the provision of public art;</u> b. a. A positive relationship to neighbouring buildings and spaces; c. b. A safe environment that reduces opportunities for crime and antisocial behaviour; d. e. A coherent, legible and appropriately managed public realm that encourages accessibility by walking, cycling and public transport and that is not dominated by vehicular traffic and car parking; e. <u>Sufficient car parking that is well integrated into the layout; and,</u> d. A design responsive to the existing landscape, topography and character of the locations context, incorporating where appropriate innovative features and statements of artistic quality; e. Passive solar design to benefit heating, cooling and lighting; and f. A good standard of amenity for existing and future residents and users of buildings and 	Sub section (a) now includes a reference to wildlife habitats to addresses concerns raised by Natural England. Further policies to support biodiversity are set out in the natural environment section of the plan. Sub section (c) has been reordered as sub section d and split into two parts to address concerns about the design of car parking being considered in the context of the Council’s parking standards for new	Amendments respond to public consultation comments and ensure improved alignment with NPPF. No additional alternatives are identified. Some further changes made to text and ordering but this does not fundamentally change the	Yes - Amending this policy requires further assessment of potential significant effects.

	spaces.	<p>development. Sub section (e) now provides some clarity that sufficient parking must be provided and well integrated.</p> <p>Sub section (d) has been edited (see comments above) and renamed as sub section (a) to allow a more logical layout of criteria.</p> <p>Sub section (e) removed to reflect changes in the Housing Standards Review. Passive solar design is good practice it should not be policy. Matters relating to sustainable construction are now integrated into Building Regulations. Sub section (a) now also includes a reference to site orientation more generally.</p>	policy.	
MM283	<p>..... main building. This will involve a lower roof and eaves height, significantly smaller footprint, span and length of elevations.</p> <p>When assessing applications for extending buildings the Council will consider:</p> <ol style="list-style-type: none"> Whether or not the property is affected by any designations or considered to be a heritage asset <u>or within the setting of a heritage asset</u>; The location of the extension in relation to the street scene; implications <u>Implications</u> for amenity on adjacent properties and land such as outlook, loss of light of privacy; The cumulative..... 	As advised by Historic England, the amendment takes into account that an extension to a building may affect the setting of a heritage asset.	The scope of the policy has been extended to include the setting of Heritage Assets which improves alignment with NPPF. No	Yes - Amending this policy requires further assessment of potential significant effects.

			alternatives identified.	
MM288	<p>The alteration, extension or restoration of heritage assets, and development that affect their settings. Proposals that affect heritage assets or their settings will be permitted where it sustains, conserves they sustain, conserve and, where appropriate, enhance enhance the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will:</p> <ol style="list-style-type: none"> Conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character; Repair damaged features or reinstate missing features and architectural detailing that contribute to the heritage asset's significance; Conserve and enhance the spaces between and around buildings including gardens, boundaries, driveways and footpaths; Remove additions or modifications that are considered harmful to the significance of the heritage asset; Ensure that additions to heritage assets and within its setting are appropriate in scale, height, mass, footprint, materials and architectural detailing and do not harm the significance of the heritage asset; demonstrate <u>Demonstrate</u> how heritage assets at risk (national or local) will be brought into repair and, where vacant, re-use, and include phasing information to ensure that works are commenced in a timely manner to ensure there is a halt to the rate of decline; Be prepared in line with the information set out in the relevant piece(s) of evidence and guidance prepared by North Tyneside Council; Be accompanied by a heritage statement that informs proposals through understanding the asset, fully assessing the proposed affects of the development and influencing proposals accordingly. <p>Any development proposal that would detrimentally impact upon a heritage asset will be refused permission, unless it is necessary for it to achieve wider public benefits that are necessary <u>outweigh the harm or loss to the historic environment</u>, and cannot be met in any other way.</p> <p>Heritage assets that are to be affected by development will require recording (including archaeological recording where relevant) before development commences.</p> <p>Any heritage reports prepared as part of a development scheme will be submitted for inclusion on the Tyne and Wear Historic Environment Record (HER) and published</p>	<p>Amendment gives the policy further clarity. Policy as written appeared to have too much emphasis on alterations to existing heritage assets that are buildings. Policy as revised would ensure the consideration of proposals (including new build) to buildings plus areas and spaces that are also heritage assets.</p> <p>As advised by Historic England, to provide clarity and better reflect the wording of the NPPF.</p>	<p>Primary modification results in clarification of overall approach and nature of development managed through the policy. No reasonable alternatives to the modification are identified.</p>	<p>Yes – as an amendment to policy affecting heritage assets this policy has the potential to result in a change to the policies significant effect requiring further consideration.</p>

	where considered appropriate.			
MM290	<p>...full archaeological excavation in advance of development.</p> <p>Where the significance of archaeological remains is such that their preservation in-situ is not essential, or is not feasible, a programme of archaeological works aimed at achieving <u>Should the loss of significance of the archaeological remains be outweighed by substantial public benefits so that preservation in-situ would not be justified, preservation by record will be required to be submitted to and agreed with the Local Planning Authority, and completed and the findings published within an agreed timescale.</u></p>	Updated wording better reflects the NPPF, as advised by Historic England.	No reasonable alternatives exist in response to this modification made to reflect NPPF and Historic England advice.	Yes – Amending this policy requires further assessment of potential significant environmental effects.
MM298	<p>At the current time, the The Tyne and Wear Local Transport Plan (LTP3, adopted in 2011) sets out the priorities for transport in Tyne and Wear. In due course, it is intended that this will be replaced by a strategic transport plan, at a North East Combined Authority level, covering a larger geography. The Local Plan must support and complement the overall vision and objectives set out in the Local Transport Plan, including the key challenges of supporting economic development and regeneration, addressing climate change and supporting safe and sustainable communities. However, mirroring the national picture, the methods for the delivery of strategic transport policy at a local and regional level are also subject to significant change. The North East Combined Authority (NECA) is to produce a joint strategic transport plan covering Northumberland, County Durham and Tyne and Wear. As a first step, a 'Transport Manifesto' was issued for public consultation in early 2016. This will inform the development of the full Transport Plan for the North East, expected to be issued for public consultation in early 2017, which will set policies and initiatives for all modes of transport throughout the North East. The identity 'Transport North East' has been established for transport delivery at a NECA level.</p>	<p>Context – to add up-to-date detail relating to transport at sub-regional/regional level.</p> <p>Specifically, address comments from Nexus asking for update with regard to the role of the NECA, new LTP etc.</p>	The amendment to text is a factual update to the position of the NECA as it establishes itself. No alternatives identified.	No - The changes to the text reflect the latest position of NECA and the Transport Plan they are working towards. No significant effect to the sustainability of the Local Plan that requires further consideration.
MM303 And Policies Map Modifications Schedule le MM450	<p>1) Public Transport</p> <p>4) The Council, will support its working with partners, who will seek to secure provide a comprehensive, integrated, safe, accessible and efficient public transport network, capable of supporting development proposals <u>and future levels of growth. These measures will provide</u> providing attractive alternative travel options <u>for all groups within society and will be delivered by:</u></p> <p>a. Supporting proposals to upgrade <u>for improvement</u> to the Metro system, including through investment in new rolling stock and by upgrading of existing</p>	<p>Text – minor wording amendments (SPG) and clarification.</p> <p>Specifically to address comments wanting reference to ageing population – considered it isn't necessary to highlight</p>	Text amendments for clarification and inclusion of heavy rail. The wording has been revised to	Yes – inclusion of specific examples with potential for future investment in the policy would require further consideration.

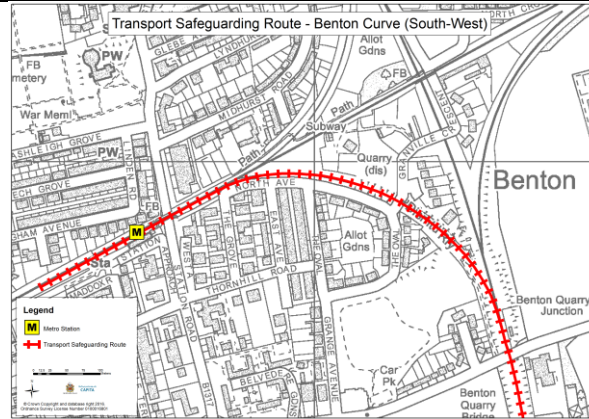
	<p>stations and infrastructure.</p> <p>b. Improving access to, and safety of, Metro stations to make them more attractive and welcoming.</p> <p>c. Improving public transport interchanges to facilitate better integration between differing modes, principally bus and Metro but also including provision for taxis, cycle parking and storage facilities and car parking.</p> <p>d. Working with Nexus, bus <u>service</u> operators and major employers to maintain and enhance bus provision wherever possible. This will include improvement to services, improving accessibility information and ticketing and <u>supporting</u> proposals to address issues of <u>accessibility and</u> safety.</p> <p>e. Working with partners such as Nexus, transport operators and the voluntary sector where appropriate to promote the provision of <u>flexible accessible transport options for persons with reduced mobility or other factors which limit travel options</u>. – this includes Community Transport and Demand Responsive Transport (DRT) services.</p> <p>f. 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. In particular, development which would obstruct or constrain the use of existing or former railway lines for a variety of transport uses will not be permitted – this includes <u>routes currently used</u> use for heavy rail, light rail, and/or cycleways. Specific examples with potential for future investment are marked on the Policies Map and include:</p> <ul style="list-style-type: none"> e- i. <u>Ashington, Blyth and Tyne Railway (Seghill - Northumberland Park - Benton); and,</u> e- ii. <u>Northumberland Park - to Percy Main/Howdon (Cobalt Corridor Link) including protection of the key site at Earsdon Road, Shiremoor, land in the Percy Main area and sites for potential stations and access points along the route; and,</u> e- iii. <u>Benton Curve (South-West) – to allow access from the East Coast Main Line towards Benton, South Gosforth and Newcastle International Airport.</u> e- iii- iv. <u>Additionally, potential sites for new stations, whether on the existing Metro rail network, and/or on routes re-opened for passenger traffic and/or extensions to the network, and/or extension of the Metro network will also be supported where appropriate. This includes proposals relating to both the Metro and heavy rail and will be linked to potential new development sites wherever possible. Specifically this includes potential sites for new Metro stations at Killingworth Moor and</u> 	<p>older people in particular in the policy but proposed amended considered to highlight need to meet needs of all.</p> <p>Specifically to address comments wanting reference to ageing population – as above.</p> <p>To include the safeguarding of the south-west curve at Benton – reflecting revised objective of NIA, Nexus and NECA in enabling heavy rail access to the Airport – see Metro and Local Rail Strategy 2016. (See Policies Map Modifications Schedule MM450). See also MM450 regarding the new Map 23a.</p> <p>Context – clarifying that we need to recognise the role of the heavy rail network too (see SENRUG), principally the Blyth & Tyne but also the ECML.</p> <p>Text – general wording improvement and clarification. It is considered comments regarding funding are best</p>	<p>cover travel options being attractive to all groups in society. No alternatives are considered reasonable to this approach. Inclusion of Benton Curve as a specific example of future investment based on a revised strategy from key stakeholders but the site has already been considered through the SA process of potential alternatives as residential and employment but not for safeguarded land. Alternative option to be</p>	
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	<p><u>Murton Gap, linked to the strategic allocations identified in the Local Plan.</u></p>	<p>address in supporting text funding.</p> <p>To include the safeguarding of the south-west curve at Benton – reflecting revised objective of NIA, Nexus and NECA in enabling heavy rail access to the Airport – see Metro and Local Rail Strategy 2016.</p>	<p>SA.</p>	
<p>MM304 And Policies Map Modifications Schedule le MM304)</p>	<p><u>2) The Road Network</u></p> <p><u>2) The Council, working with partners, will seek to deliver targeted improvements to the road network to contribute to the economic development and regeneration of North Tyneside. Such improvements will be necessary to support businesses, improve pedestrian and other road users' safety, contribute positively to environmental quality and support journey time reliability ensure progress with regard to both the timing and reliability of journeys.</u></p> <p>In conjunction with the Highways England, the priorities for improvement to the national strategic road network will be focused on the A19(T) including at the following key locations, as shown on the Policies Map:</p> <ul style="list-style-type: none"> a. A19(T)/A193 Howdon Interchange; b. A19(T)/A1058 Silverlink Interchange; c. A19(T)/A1056 Killingworth Interchange; and, d. A19(T)/A1 Seaton Burn Interchange. <p><u>In addition, at the following locations, which are outside the Borough but have significant links to the North Tyneside highway network:</u></p> <ul style="list-style-type: none"> e. A19(T)/A189 Moor Farm Interchange; f. A1(T)/A1056 North Brunton Interchange; and, g. A19(T)/A184 Testos Roundabout. <p>The Council will also prioritise targeted improvements at other key points on the network including along the A188, A189 and A191 corridors, the A1058 Coast Road, and on the A1056 Sandy Lane, and on the A193 Wallsend Road/Tynemouth Road-A187 Hadrian Road corridor.</p>	<p>To address Public Transport Users Group comments around climate change etc.</p> <p>NTC Highways – additional information.</p> <p>See Policies Map Modifications Schedule (MM304).</p>	<p>The amendments are for clarity and to make specific reference to the Policy connection with the Policies Map. Factual updates to the strategic road network are also included. No alternatives identified.</p>	<p>Yes – the amendment of the text and improvements to the strategic road network.</p>

	<p>Other priorities for improvements to the local road network will be examined as and when required with further detail on the above schemes, and others, available in the Infrastructure Delivery Plan (IDP).</p>			
MM305	<p>3) Pedestrians, Cyclist and Horse-Riders Horse-Riders, Pedestrians and Cyclists</p> <p>3) The Council, working with its partners, will seek to <u>protect and enhance its existing network of routes and provide a network of safe, convenient, direct and accessible routes for horse-riders, pedestrians, cyclists, horse-riders and other non-motorised modes of transport, using green infrastructure links where appropriate, using The commitment to deliver a functioning network will be achieved through a variety of measures including, where appropriated, by:</u></p> <ul style="list-style-type: none"> a. Developing and implementing improvements to strategic and local walking and cycling routes in the Borough for the benefit of all users. b. <u>Specifically with regard to cycling, supporting proposals for new and improved infrastructure and associated facilities that would increase the opportunities for, and attractiveness of, cycling as a sustainable mode of travel. This includes established cycling routes which run on, and alongside, roads as well as the network of off-road routes, local waggonways and other green infrastructure connections, and including – this incorporates the strategic routes which form part of the National Cycle Network. Proposals will be supported unless there would be significant adverse impacts on other recreational activities.</u> c. b-Improving the quality and safety of the public realm, implementing street-scape streetscape improvements, giving greater priority to pedestrians, cyclists and horse-riders horse-riders and fostering road safety. Supporting cycle facilities that contribute to the local economy, providing it does not have a significant adverse impacts on other recreational activities. d. <u>Wherever possible, incorporating incorporating</u> improvements for non-motorised modes of transport where possible as part of other transport schemes. 	<p>Context – providing more clarity and definition to policy. Better reference to non-motorised infrastructure, recognising importance as part of overall transport network.</p> <p>Specifically, to address comments from Sustrans to clarify confusion around green infrastructure (to LPCD 2015).</p> <p>To address comments from Cyclist Touring Club questioning objective of bullet (c) and whether it is needed – agreed in that there seems little point to it and it seems sensible to outline the objectives for cycling under one main bullet-point to strengthen.</p> <p>To address comments from NT Public Transport Users Group to recognise importance of environmental/climate change/healthier lifestyles etc.</p> <p>Text – minor wording amendments (SPG) and clarification (consistency</p>	<p>No alternatives identified. Amendments seek to further clarify and define the policy.</p>	<p>Yes – the policy adds additional detail concerning pedestrians, cyclists and horseriders.</p>

		with rest of policy).		
MM307	<p>The Council and its partners will ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account <u>and seek to promote sustainable travel to minimise environmental impacts and support residents health and well-being; and that:</u></p> <ol style="list-style-type: none"> Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footways and cycle routes. Connections will be integrated into existing networks with opportunities to improve connectivity identified. All major development proposals likely to generate significant additional journeys will be required to be accompanied by a Transport Assessment and a Travel Plan <u>in accordance with standards set out in the Transport and Highways SPD (LDD12).</u> The number of cycle and car parking spaces provided in new developments will be in accordance with standards set out in the Transport and Highways SPD (LDD12). New developments will need to demonstrate that existing or proposed public transport services levels can accommodate development proposals, or where necessary, identify opportunities for public transport improvements including sustainable access to public transport transport hubs. New developments in close proximity to public transport facilities will be required to hubs, <u>whenever feasible, should provide a higher density of development to reflect increased opportunities for sustainable travel.</u> On developments considered appropriate, the Council will require charging points to be provided for electric vehicles <u>in accordance with standards set out in the Transport and Highways SPD (LDD12).</u> 	<p>Context – to reflect NPPF consultation (December 2015) which covers densities around commuter / public transport hubs . Specifically, to address comments from Story Homes the “<i>wherever feasible</i>” caveat included. This reflects the NPPF consultation.</p> <p>To explicitly link requirement under (f) directly to SPD.</p>	<p>The amendments reiterate the Local Plans promotion of sustainable travel and the Transport and Highways SPD. No alternatives identified.</p>	<p>Yes – Amending this policy requires further assessment of potential significant environmental effects.</p>
MM309	<p>An integrated strategic public transport network is necessary to support the development of the Borough as a focus for housing, employment, shopping and leisure. This integration and ease of change between different transport modes – including Metro, bus, ferry, <u>and private transport, and non-motorised modes</u> – is vital in order for public transport to become an increasingly attractive travel option and ensure the desired modal shift from private transport. The role of public transport hubs in enabling and promoting the use of public transport is considered to be crucial, something which is supported by policy. These public transport hubs are considered to be locations where there are two or more modes of public transport within close proximity to each other and where a change between services or modes is encouraged; <u>This reflects recent</u></p>	<p>Context – links to potential amendments to DM7.4 and recent consultation on proposed changes to NPPF.</p>	<p>Clarify the modification in the Policy that reflects draft government guidance. No alternatives identified.</p>	<p>No – significant effects from the modification that requires further consideration.</p>

	consultation on changes to the NPPF, whereby the Government has proposed that LPAs would be expected to require higher density development around commuter hubs. Such hubs are proposed to be transport interchanges (rail, tram or tube), where people can board or alight to continue their journey by another mode, or alternatively, a location that has a frequent service; examples include Metro stations and bus stations.			
MM311	<u>The Local Plan considers the need to protect key transport corridors for the future, although to formally do so national policy requires firm evidence of a commitment to deliver the scheme within the plan period. Accordingly the alignments identified through policy have confirmed support from landowners, operators and other relevant stakeholders. However, the potential longer-term importance of other potential transport links and corridors will be reviewed over the plan period if and when necessary. Any future proposals for strategic transport infrastructure will be given considerable weight, where there is evidence of significant benefits to the Borough. Proposals that would sterilise future potential for transport purposes, even if not formally protected, would be carefully considered through the planning process.</u>	Context – need to reiterate safeguarding requirements/policy.	Additional paragraph to clarify the Local Plans approach to protecting key transport corridors for the future. No alternatives identified.	No – the additional paragraph does not require further consideration.
MM449	<u>The Policies Map also identifies the alignment at Benton Curve (South-West) for safeguarding. This land, to the east of Benton Metro Station, is owned by Newcastle International Airport (NIA) and formerly provided direct access from the ECML towards South Gosforth. Until the late 1980s this was used for freight traffic to Fawdon and Callerton, with route-sharing in place between heavy rail and the T&W Metro, but this chord has been out-of-use for a number of years and track was lifted following the end of the traffic flows. The provision of a heavy rail link remains a long-term strategy of NIA, potentially for both passenger and freight use. This objective is outlined through the NIA 'masterplan 2030' and has also been identified as a future option in the NECA 'Metro and Local Rail Strategy', published in 2016. In order to ensure this potential remains over the plan period, the trackbed at Benton Curve (South-West) must be protected from development.</u>	To provide context for the NIA heavy rail proposal.	The paragraph provides context to the modification in policy S7.3 and the alternatives have been considered through the policy.	No – the paragraph provides context to the modification in the policy but it is not significant to require further consideration.
MM450	<i>Insert new Map 23a to outline the safeguarded land at Benton Curve to support Policy S7.3 and the supporting text.</i>	To provide context for the NIA heavy rail proposal.	The inset Map provides context to the inclusion of land at Benton Curve being added to Policy S7.3.	No – the inset map provides context to the modification in the policy but it is not significant to require further consideration.



Map 23a – Benton Curve South-West Link

MM333

However despite recent progress, there is scope for improvement and specific local measures to increase the attractiveness of active travel will be promoted by the Council where appropriate. The Council will work with a range of partners to deliver this including residents, landowners, neighbouring local authorities and specialist and voluntary groups, such as Sustrans and Cycling UK. In particular, opportunities to improve the quality of lighting, surfacing and signage along PROWs, cycle routes, waggonways and other green infrastructure links, will be encouraged for the benefit of all users. This includes protecting, prioritising and improving connections as part of new development proposals in order to support sustainable modes. This should ensure that existing links are not broken and, wherever possible, that new development improves connectivity and provides cycle routes at an appropriate network density. Details are given in the Council’s Transport and Highways SPD (LDD12). Design guidance for cycling infrastructure in North Tyneside, based on established best practice, is in preparation and will support the design of infrastructure to a high standard.

Context –amendments to supplement the information relating to pedestrians, cyclist, horse-riders.

Section reorganised and to provide addition detail and context.

Specifically, to address comments from Chair Tyne & Wear Local Access Forum.

Specifically, to address comments from Cyclist Touring Club.

Also, to address comments from Sustrans (LPCD 2015) requesting

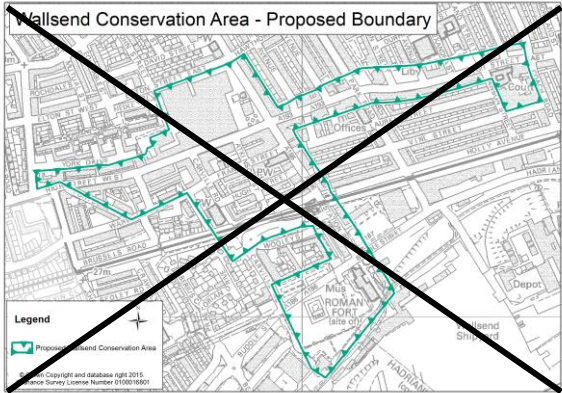
Additional clarification of the Plans proposals to support sustainable transport and reference to the Transport and Highways SPD. No alternatives identified..

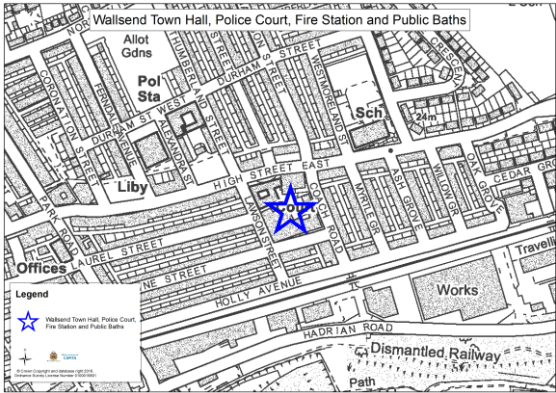
No – the additional text is not significant to require further consideration.

		need to strengthen cycling/walking infrastructure context and need for improvement to waggonways.		
MM335	The Council will seek applicants of major development proposals to contribute towards the creation of local employment opportunities and support growth in <u>skills through an increase</u> in the overall proportion of local residents in education or training. Applicants are encouraged to agree measures with the Council to achieve this, which could include: a. The development or expansion of education facilities to meet any identified shortfall in capacity arising as a result of the development; and/or, b. Provision of specific training and/or apprenticeships that: i. Are related to the proposed development; or, ii. Support priorities for improving skills in the advanced engineering, manufacturing and the off-shore, marine and renewable sector where relevant to the development. ; iii. Support other agreed priorities for improving skills and education in North Tyneside.	Amending the wording to clarify part b) relating to training and / or apprenticeships. Sub criteria iii) has been deleted as it was not clear how this would be delivered and part i) and part ii) cover the emphasis of the Policy. Sub criteria ii) of part b) has been amended to make the criteria more specifically related to the sector of employment the application would relate to.	Minor amendments to allow flexibility between training and/or apprenticeships. The criteria has also been amended to make it more specific to the sector of employment the application would relate to. This modification is seen to make the policy more effective and therefore deliverable. No alternatives identified.	Yes – Amending this policy requires further assessment of potential significant environmental effects.
MM346	The Council and its partners will ensure that local <u>provision and resources for cultural and community activities</u> cultural activities and community facilities are <u>accessible to</u> located in the neighbourhoods that they serve.	Context –improve/ strengthen bullet 2d). Text – minor wording	Minor amendment to further clarify the	Yes – Amending this policy requires further assessment of

	<p><u>In order to achieve this:</u></p> <ol style="list-style-type: none"> Priority will be given to the provision of facilities that contribute towards sustainable communities. In, in particular, catering for the needs of the growing population around key housing sites; Access to education and <u>healthcare provision</u> health care facilities will be maintained, and, where necessary, improved throughout the Borough; Existing <u>provision</u> facilities will be enhanced, and multi-purpose use encouraged, providing a range of services and <u>resources for</u> facilities to the community, at one accessible location; Opportunities to widen the cultural, sport and recreation offer will be supported; <u>and,</u> The quantity and quality of open space, sport and recreation <u>provision</u> facilities throughout the Borough will be maintained and enhanced. <p><u>Planning permission for the re-use or redevelopment of any land or buildings used for community infrastructure will be permitted where the community's ability to meet its day-to-day needs for services are not reduced.</u></p> <p>Where land or buildings used as community facilities are deemed surplus to requirements, priority should be given to alternative community uses. The Council will resist losses unless:</p> <ol style="list-style-type: none"> No short term fall in provision will be created; Adequate alternative facilities are already available in the area; Replacement facilities that meets the needs of the local population are provided; Land and buildings have been marketed for a 6 week period (including to local voluntary and community groups). <p><u>Where proposals for planning permission affect a designated Asset of Community Value, the applicant must additionally demonstrate that the land or buildings could not viably remain in continued or similar use, having been marketed for a six week period and, if a community group has expressed an interest in being treated as a potential bidder for the site, a six month period has passed.</u></p>	<p>improvement (SPG) and clarification.</p>	<p>Councils ambitions to ensure adequate provision of community services and the implications of the Localism Act. No alternative identified.</p>	<p>potential significant environmental effects.</p>
<p>MM348</p>	<p><u>The NPPF sets out clear guidance for local authorities through decision-making and plan-making to ensure adequate provision of community services and to guard against unnecessary loss. This Policy reflects those ambitions and additionally reflects the specific designation applied to some community infrastructure through the Localism Act.</u></p>	<p>To be consistent with the NPPF.</p>	<p>No alternatives identified.</p>	<p>No – the additional text is not significant to require further consideration.</p>

MM349	<p>The Localism Act 2011 provides an opportunity for community interest groups to register buildings or land as an Asset of Community Value if:</p> <ul style="list-style-type: none"> • <u>Current primary use of the building/land or use of the building/land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community;</u> • <u>It is realistic to think that now or in the next five years there could continue to be primary use of the building/land which will further the social well-being or social interests of the local community (whether or not in the same way as before).</u> 	To be consistent with the NPPF.	No alternatives identified.	No – the additional text is not significant to require further consideration.
MM350	<p><u>Owners of an Asset of Community Value cannot dispose of them without letting the local authority know that they intend to sell the asset and have undertaken an appropriate period of marketing the property. However, for such land or buildings planning permission might, if required, be sought by the owner to change the use, or redevelop land or buildings. Policy S7.10 'Community Infrastructure' draws upon the conditions for sale of a Community Asset to inform the Council determination of applications affecting such land and buildings.</u></p>	To be consistent with the NPPF.	No alternatives identified.	No – the additional text is not significant to require further consideration.
MM461 And Policies Map Modifications Schedule	<p>Map 26 below sets out a draft indicative boundary for a conservation area in Wallsend town centre. It has been A conservation area in Wallsend town centre would be informed by considering what elements of the town centre are most special and are worthy of preservation and enhancement. ‡ The town centre includes a high concentration of heritage assets, including part of the World Heritage Site, eight and many statutory listed and 43 locally registered buildings. A final boundary would be subject to further research and consultation.</p> <p><i>Delete Map 26</i></p>	<p>Removal of Map 26 and associated references in supporting text. Setting out a boundary, even as a suggestion, is not part of the Local Plan process.</p> <p>See also Policies Map Modifications Schedule (MM461).</p>	When judged against the NPPF it was not considered necessary to include an indicative boundary for a conservation area in Wallsend. No alternatives identified.	No – The removal of Map 26 does not result in a significant effect that requires further consideration. It was an indicative map and the principle of pursuing a conservation area in Wallsend town centre is retained in Policy AS8.8.

	 <p>Map 26 Wallsend Conservation Area Boundary – Proposed Boundary</p>			
<p>MM480</p>	<p>To improve the overall quality of retail provision in Wallsend and contribute to identified requirements for the provision of comparison retail floorspace, the Council will continue to provide support for main town centre uses at The Forum Shopping Centre, <u>as shown on the Policies Map</u>, including the extension to the west, that:</p> <ol style="list-style-type: none"> Enhance the role of The Forum Shopping Centre at the heart of the primary shopping area in Wallsend; Provide a new retail floorspace to serve the town and wider community; Enhance the internal and external appearance of the shopping centre making the area attractive to shoppers and visitors; Would deliver enhanced community facilities and services for the whole of Wallsend, alongside the existing improved library services; Provide improved and accessible parking provision that is available for use by shoppers at the supermarket, The Forum and the town centre as a whole. 	<p>See also Policies Map Modifications Schedule MM461.</p>	<p>No alternatives identified.</p>	<p>Yes – Amending this policy requires further assessment of potential significant environmental effects.</p>
<p>MM462</p>	<p>The Council will support positive measures to tackle heritage and townscape issues in a holistic way in Wallsend town centre, including through the following improvements:</p> <ol style="list-style-type: none"> Good quality, natural ground surfaces that encourage pedestrians; A coordinated approach to the installation of street furniture of high quality; Restoration of historic layouts and features; Ensuring all aspects of the public realm are maintained and repaired to a high standard; Preparation of a shop front design guide to assist in steering appropriate visual enhancements to shop fronts; and Pursuing a conservation area in Wallsend town centre, informed by the 	<p>A suggested boundary is being removed from the Plan so the reference should be removed from the policy.</p>	<p>When judged against the NPPF it was not considered necessary to include an indicative boundary for a conservation</p>	<p>Yes – Amending this policy requires further assessment of potential significant environmental effects.</p>

	suggested boundary.		area in Wallsend. No alternatives identified.	
MM485	<p>Several buildings within the complex, <u>as shown on the Policies Map and Map 26a</u>, are underused....</p> <p>Insert Map 26a</p>  <p>Map 26a- Town Hall, Police Court, Fire Station and Public Baths</p>	To provide clarity on the effectiveness of the Policy.	Modificaiton adds reference to identification of building on the Policies Map. No other alternatives re identified.	No significant effects arise.
MM465	<p>The Council will support the continuation and further development of the Fish Quay and New Quay as a characterful, vibrant mixed use area by:</p> <p>a. Supporting suitable residential developments in those areas shown on the Policies Map;</p> <p>b. <u>Supporting Giving priority to fishing industry related employment uses</u> land in those areas shown on the Policies Map, <u>unless alternative proposals can demonstrate that they would not:</u></p> <ul style="list-style-type: none"> i. <u>Result in the unacceptable loss of operating fishing industry related businesses and jobs;</u> ii. <u>Result in an excessive reduction in the supply of land for development of fishing industry related employment uses; and,</u> iii. <u>Have an adverse impact upon the amenity and operation of neighbouring properties and businesses;</u> <p>c. Protecting those areas of green space within the area, as shown on the Policies Map;</p>	To provide flexibility to the policy.	No alternatives identified.	Yes – the amendments could require further consideration as it is prioritising fishing industry with additional criteria added to the Policy with specific emphasis to the fishing industry related employment uses.

	<p>d. Encouraging suitable recreation and tourism uses, especially around the Clifford's Fort area;</p> <p>e. Supporting a mix of other uses, such as appropriate small retail premises and small to medium sized businesses;</p> <p>f. Seeking improvements to access and linkages to the area, especially from North Shields town centre; and</p> <p>g. Ensuring all new development is built to the highest quality design that respects the area's special character.</p>			
MM379	<p>North Tyneside coastline is one of the most popular and beautiful places in the Borough <u>Borough</u>. It draws in a variety of visitors throughout the year, which make a significant contribution to the local economy. The coastline is a nationally important area for wintering shore birds (Site of Special Scientific Interest) and the areas of rocky shoreline are part of an internationally designated bird site (Special Protection Area/Ramsar site). It contains some of the of the Borough's boroughs <u>Borough's</u> most iconic... In addition, the area from St Mary's Mary <u>Mary</u> Island northwards to Coquet in Northumberland is a recommended <u>recommended</u> Marine Conservation Zone.</p>	<p>Spelling, grammar etc.</p> <p>Removal of "recommended" now that the MCZ is in place.</p>	<p>Grammatical changes. No alternatives identified.</p>	<p>No – Changes are not significant that require further consideration.</p>
MM397	<p>Whitley Bay town centre and Tynemouth district centre are is well served by public transport with regular bus and Metro services, and a Metro station. Developing a scheme for Whitley Road that would allow traffic through the town centre whilst minimising its impact on visitors and creating an improved public realm, could improve the sense of place within the town and supports its vitality. An efficient traffic network in both centres will minimise impacts on visitors and residents improve public realm, increase the sense of place and support their vitality and viability. This approach was identified in the Tynemouth Conservation Area Management Strategy Supplementary Planning Document.</p>	<p>Amend the text so that it applies to Tynemouth district centre, which is a designated centre in the Coastal Area. The issue of minimising traffic impact on the Tynemouth was identified in the Tynemouth Conservation Area Management Strategy document.</p>	<p>No alternatives identified.</p>	<p>No.</p>
MM402	<p>Through working in partnership with applicants for development, the community, public transport providers and Nexus, the Council will seek aims to improve the accessibility of the coastal area by that will:</p> <p>a. Seek to balance <u>Balancing</u> competing needs on the Whitley Bay town centre road network, including the need to maintain traffic circulation and minimise congestion with opportunities to give greater priority to pedestrians, cyclists, public transport users and people with <u>reduced mobility disabilities</u>;</p> <p>b. Improve <u>Improving</u> the street network connecting the town <u>Whitley Bay town centre and Tynemouth district centre with</u> and the seafront, and establishing attractive attractions and points of arrival including improvements to cycling and walking infrastructure;</p>	<p>Amend the Policy for Clarity, including being more specific to identify locations in the Coastal Sub Area, such as Whitley Bay town centre and Tynemouth district centre. Criteria c. deleted as reference to implementing pedestrian and cycle priority schemes ultimately repeats the aim</p>	<p>The amendments clarify Policy AS8.23 and deletes some repetition of balancing the competing needs of traffic In Whitley Bay and</p>	<p>Yes – to ensure that the changes do not have a detrimental effect further consideration is advised.</p>

	<p>c. Seek to reduce motor vehicle access, where feasible, within Whitley Bay town centre and Tynemouth district centre and implement pedestrian and cycle priority schemes to improve the environmental quality of the streets ; d. Seek to ensure <u>c. Ensuring</u> that servicing and delivery arrangements meet the reasonable needs of business through improved off street servicing and loading facilities; e. Seek to increase <u>d. Increasing</u> public car parking opportunities as part of <u>Whitley Bay</u> town centre developments that also enhance the quality of the environment; and f. Maintain <u>e. Maintaining</u> adequate car parking provision that serves the coast with improved access for sustainable transport that would cause no adverse impacts on people, biodiversity and the environment.</p>	<p>of criteria a. Criteria c. therefore removed as unnecessary duplication.</p>	<p>Tynemouth. The Policy was expanded to include Tynemouth as the issues of traffic was raised through the consultation process and identified in the Tynemouth Conservation Area Management Strategy document. An alternative to include Cullercoats was considered, but its significance was not considered sufficient to be referred to and Whitley Bay and Tynemouth are designated centres.</p>	
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MM477	<u>Policy S9.1 should also be read in conjunction with Policy S4.2a with specific regard to housing delivery.</u>	Context – to link directly to proposed additional Policy S4.2a	No alternatives identified. Provides additional clarity.	No
MM472	Include Implementation and Monitoring Framework as a full Appendix to the Local Plan.	To reinforce direct link to the I&M Framework as an integral part of the overall Plan.	No alternatives identified. Provides a clarity that the implementation and monitoring framework is an integral part of the Plan.	No

Part 2 – Potentially Significant Modifications Appraisal Update

Vision for North Tyneside			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM30	21	Vision box, first Para	We want North Tyneside to be a place of opportunity, prosperity and vibrancy; a place <u>that is resilient to climate change</u> , where everyone can be happy, healthy, safe, and able to participate in a flourishing economy, led by investment at the River Tyne in research and high-tech manufacturing and elsewhere in the Borough's town centre's bustling office and manufacturing parks.
The vision has not been subject to a sustainability appraisal as the Plan objectives which are derived from the vision are separately assessed using a simple matrix at the start of the SA process. It is not appropriate to use the full SA methodology for the Vision and Objectives.			
Objective 4 for North Tyneside			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM34	22	Objective Table	The population of North Tyneside is forecast to grow, particularly with more residents aged 65 and over. Along with improvements to the existing dwelling stock, which will continue to meet most housing needs during the plan period, provision of additional homes to meet the <u>full objectively assessed need for housing requirements</u> during the plan period in sustainable locations, will assist housing affordability, improve the range and choice of housing and meet the needs of all sectors of a changing and growing population, and enable growth of the Borough's economy. Such housing provision will contribute to sustainable mixed communities.
The proposed amendment builds in clearer reference to alignment with national policy regarding full objectively assessed needs			
Objective 6 for North Tyneside			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM36	22	Objective Table	<u>6 Regenerate the Borough</u> Opportunities for regeneration and investment across the whole Borough will be identified and explored over the plan period. Early examples of regeneration priorities within North Tyneside include: <ul style="list-style-type: none"> • <u>The North Bank of the River Tyne, with a focus on revitalising Wallsend riverside, bringing underused areas back into beneficial use, improving links with the River and adjoining communities, and on the Port of</u>

		<p><u>Tyne in providing an international gateway to the Borough.</u></p> <ul style="list-style-type: none"> • <u>Support for the revitalisation of Wallsend town centre and Willington Quay, North Shields town centre and the heritage-led regeneration of the Fish Quay.</u> • <u>The Coast from North Shields Fish Quay to St Mary's Lighthouse in Whitley Bay, with new facilities and improved public realm to develop the tourism and visitor offer whilst safeguarding the natural landscape and wildlife habitat and conserving the historic environment.</u> • <u>Enhance the character and attractiveness of the North West villages bringing under-used or vacant sites back into use and supporting improved accessibility and connectivity.</u> <p>6 Regenerate the Coast The Coast from North Shields Fish Quay to St Mary's Lighthouse in Whitley Bay will be regenerated to enhance its image through a coordinated approach to delivering regeneration schemes with new facilities and improved public realm to develop the tourism and visitor offer whilst safeguarding the natural landscape and wildlife habitat.</p>
<p>Merged with Objective 7 and modified to clarify reference to borough wide intentions of the Council regarding regeneration and current strategic policy areas of Wallsend, and Willington Quay, North Shields, the Coast and the North West Villages. As advised by Historic England, to make reference to the historic environment, relevant as the coast is an area with a rich and varied history, including a number of designated assets.</p>		

Objective 7 for North Tyneside			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM37	22	Objective Table	<p>7 Regenerate the Riverside The North Bank of the River Tyne will be regenerated with marine related industries and training on Wallsend riverside bringing underused areas back into beneficial use and, together with improved links with adjoining communities, support the revitalisation of Wallsend town centre Town Centre and Willington Quay. Down river, the Port of Tyne will continue to provide an international gateway to the Borough and the heritage-led regeneration of North Shields Fish Quay will be an increasing draw for visitors and tourists.</p>
<p>Merged with Objective 6</p>			

Objective 12 for North Tyneside			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM42	23	Objective Table	<p>42 11 Enhance the Image of the Borough</p> <p>High quality design will be a requirement of all new development supporting quality of life, sustainable communities and, the preservation or enhancement of the existing natural, and built and historic environment, to develop and maintain a clear identity and focus for the Borough and <u>to increase the attraction of the Borough to business and visitors.</u></p>
<p>As advised by Historic England, some heritage assets may not fit easily into the description of “built environment”, so a specific mention to the historic environment is required. To reflect merging of objectives 6 & 7 and subsequent change in reference</p>			

		SA Objectives																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Local Plan Objectives	1	A	A	A	A	A	A	G	G	A	G	G	G	G	G	G	G	G	G	G
	2	G	G	G	G	G	G	G	A	A	A	A	A	A	A	A	A	A	A	A
	3	G	G	G	A	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G
	4	G	G	G	A	A	G	G	A	A	A	A	A	A	A	A	A	A	A	A
	5	G	G	G	G	A	A	G	A	G	A	A	G	A	A	G	G	A	G	A
	6	G	G	G	G	A	A	G	A	A	A	A	A	A	A	A	G	A	A	A
	7	A	A	A	A	A	A	A	A	A	A	G	G	A	A	G	A	G	A	A
	8	A	A	A	G	A	A	G	G	G	G	G	G	G	G	G	G	G	G	A
	9	A	A	A	A	A	A	G	A	A	A	A	A	A	G	G	G	A	G	A
	10	G	G	G	G	A	A	A	G	G	A	G	G	A	A	G	A	A	A	G
	11	G	G	G	G	A	A	G	A	A	A	A	A	A	A	A	G	A	A	A

Conclusion MODS Update: The Local Plan: Consultation Draft 2015 contained 12 objectives that set out the key components required to meet the overarching vision of the Plan. Following consultation these have been modified to 11 objectives with the separate objectives for the Riverside and the Coast being combined with the other four key areas to form a new Objective 6 – Regenerate the Borough. Each objective is expressed in more detail through the Plan’s policies it was therefore deemed appropriate to undertake a less in-depth assessment of the objectives themselves. The Local Plan objectives were therefore tested against each of the SA objectives in the matrix above, where “green” represents a positive relationship, “amber” represents an insignificant or irresolute relationship and “red” represents a clear conflict.

Effect of modification	<p>The amendments to objective 4 and 11 (previously 12) did not result in any changes and the modification of Objective 6 did not result in any changes to its scoring against the SA objectives.</p> <p>The Objective 7 (prior to being merged into objective 6) had previously made reference to training (which the modified Objective 6 does not) and was therefore considered to have a positive relationship against SA Objective 5.</p> <p>Objective 7 was previously considered to have an insignificant relationship with SA objective 7 but since being merged into Objective 6 it now has a positive relationship with this SA objective. The overall effect of the modification is therefore not considered to be significant.</p>
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S1.4 General Development Principles										
Exam Mod Ref	Page Number	Policy/Site /Para/Fig			Text with Proposed Modification					
MM53	29	Policy S1.4			<p>...In accordance with the nature of development those proposals should:</p> <ul style="list-style-type: none"> a. Minimise the impact and mitigate the <u>Contribute to the mitigation of the</u> likely effects of climate change, taking full account of flood risk, water supply and demand and where appropriate coastal change. and support reduction in flood risk from all sources. b. Are <u>Be</u> acceptable in terms of their impact upon local amenity for new or existing residents and businesses, adjoining premises and land uses. c. Make the best and most effective and <u>efficient</u> use of available land. d. Have regard to and address any identified impacts of a proposal upon the Borough's heritage assets, built and natural environment; and₁ e. Can be <u>Be</u> accommodated by₁ and make best use of₁ existing facilities and infrastructure, particularly in encouraging accessibility and walking, cycling and public transport, whilst making appropriate provision for new or additional infrastructure requirements. 					
<p>Minor text amendment for grammatical reasons so policy reads coherently with lead-in sentence. Sub-point a) – broad limb of policy is consistent with NPPF but need some provides some flexibility to be proactively implemented. Sub-point c) - to be more consistent with NPPF)</p>										
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation		
		S	M	L		S	M	L		
1	G	G	G	G	R	A	A	A	Areas have been highlighted that	Policy implies that if a need was identified for development, then a

										would be suitable for economic growth, which could encourage development in the right areas but not as successfully.	positive contribution would be encouraged. This would include proposals that could improve jobs and employment. Without this policy development could lose focus and may not be as successful.
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	G	G	G	G	A	A	A	A			Policy does not specifically encourage the tourism sector, just positive development where required, but could be used to support development in this sector.
5	G	G	G	G	A	A	A	A	Provides the opportunity for development. Could combine with other policies, to achieve this.		Policy is not specifically orientated to education and without the policy there would little change.
6	G	G	G	G	A	A	A	A	Will need to be used in conjunction with other policies through the planning process to deliver the variety required.		Policy is not specifically orientated to housing type and without the policy there would little change.
7	A	G	G	G	A	A	A	A	Ensure development is in the right locations and completed to a high standard. Introduce more	Introduce more opportunities for the public to become involved in the planning process.	Development located in the right area, or that can redevelop existing facilities, can create a positive environment that increases civic pride and reduces crime and fear of crime. Good, new development that benefits the area may attract more

									opportunities for the public to become involved in the planning process.		interested members of the public to become involved. This could be built on by creating opportunities for public involvement in the planning process.
8	G	G	G	G	A	A	A	A	Need to ensure positive changes are maintained.		Improvements to the natural environment and cycling/walking routes should encourage outdoor pursuits and healthier lifestyles.
9	A	G	G	G	A	A	A	A	High quality design and functionality would help to develop suitable facilities.		Policy reliant on a need being identified and being created by or for the community.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	G	G	G	G	R	A	A	A		Using other policies, use of permitted development, government addressing the needs of climate change.	Policy actively seeks to prioritise Brownfield sites, use available land and make the best use of existing buildings. Also looks at improving existing transport infrastructure.
12	G	G	G	G	A	A	A	A			Improvement of sustainable transport options, as well as encouraging it further, helps in the fulfilment of this objective. Also encourages the reuse of existing facilities which would reduce the need to travel.

13	A	G	G	G	A	A	A	A	Ensure all development is mitigated correctly.		Mitigation needs to be in place to ensure that sites and species are not negatively affected by development.
14	R	A	A	A	A	A	A	A	Ensure new developments incorporate recycled/reused materials and have good recycling facilities built in.	Do not encourage any development in the Borough thus no production of waste.	All development has the potential to create waste. It would be necessary to find ways to minimise and control the waste.
15	G	G	G	G	A	A	A	A			Policy looks to protect greenfield sites. This could be developed further by looking to enhance these areas and where suitable, allow them to be used by the public.
16	A	G	G	G	A	A	A	A			Heritage assets are protected by law.
17	R	A	A	A	A	A	A	A	This would be addressed when an application is received and mitigation can be built in for each, individually.		Building work may have a negative impact. Assessments when applications come in should mitigate.
18	G	G	G	G	A	A	A	A			The policy looks to protect greenfield land, and whilst encourages the reuse of land and Brownfield sites, it does not specifically encourage bringing contaminated land back into use.
19	A	R	A	A	A	A	A	A			In the short term, noise would occur from development.
Conclusion		This policy has been prepared in accordance with the recommendations of NPPF. It sets out the intention for sustainable decisions in the planning process. By its very nature, having the policy in the Local Plan is a sustainable option.									
Effect of		The modifications changed the wording of the policy, not the aims. Therefore, there have been no changes to the SA.									

modification

DM1.6 Positive uses within the Green Belt			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM59	31	Policy DM1.6	<p>Proposals in that are appropriate not inappropriate to the Green Belt, particularly those offering for increased or enhanced opportunities for access to the open countryside and which that provide opportunities for beneficial use as a biodiversity resource, such as outdoor sport and recreation, appropriate to the Green Belt, will be encouraged supported where it they preserve the openness of the Green Belt and will not harm the objectives of the designation. will not harm the objectives of the Green Belt, and recognise the important role of the green belt as a biodiversity resource.</p> <p>The Council will not permit additional development where it considers that the cumulative impact of these would be detrimental to the objectives of the Green Belt.</p>

Clarification of wording to emphasise intention of policy to highlight and promote a positive strategy for the green belt in North Tyneside related to public access and biodiversity. Initial proposed modification of *appropriate to not inappropriate*

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M					
1	R	R	A	A	G	G	G	G		Potential conflicts may arise as the policy limits development within the Green Belt and is not contributing towards the high and stable levels of employment. However the protection of Green Belt land can bring positive effects in other ways, i.e. tourism and recreation. There is no alternative to this policy.		
2	R	R	A	A	G	G	G	G		Potential conflicts could arise as the policy seeks to prevent development		

											upon Green Belt land, therefore reducing the potential floor space for economic land sites.
3	R	R	A	A	G	G	G	G			The Green Belt policy could potentially inhibit higher and stable levels of employment with more local jobs as it discourages development on local greenfield sites meaning development will need to be carried out within other site locations that are not protected. Despite this, protecting the Green Belt from development offers many positives for the borough including regeneration and the protection of the countryside.
4	A	G	G	G	A	A	A	A	When managed efficiently, green belts can be a key area for events and activities which aid sustainable tourism.		Arguably the Green Belt policy can be seen to promote or hinder the sustainable tourism sector. Whilst further development on Green Belt sites could provide new tourist attractions and facilities, the policy could also maintain an area which already attracts sustainable tourism.
5	R	R	A	A	G	G	G	G	Ensure a wide range of education and training facilities is provided on other suitable and viable sites.		Protecting Green Belt land could reduce land availability for education and training purposes.
6	R	R	A	A	G	G	G	G	Ensure a wide range of housing needs is met through the use of brownfield and other suitable and viable sites.		Protecting Green Belt land could reduce the amount of available land to provide a range of homes at a variety of sizes within the borough. However there are a number of more suitable and viable sites to build housing

7	G	G	G	G	A	A	A	A			Maintaining Green Belts can create a sense of place and identity working towards a harmonious community.
8	G	G	G	G	R	R	R	R			The maintenance of open spaces encourages residents to walk and carry out other recreational activities in the area which can work towards an active and healthy lifestyle. Being in close proximity to open space has been known to relieve stress levels.
9	R	R	A	A	G	G	G	G	Ensure alternative sites are identified where there is a need		Controlling development on Green Belt sites could reduce the amount of potential community facilities and services. However the retail and leisure study (2011) found that the region has an adequate supply of leisure facilities and there is no alternative to the protection of our green belts.
10	G	G	G	G	R	R	R	R			Any new developments can affect the quality of ground and surface waters without proper mitigation
11	G	G	G	G	R	R	R	R			Limiting development on green belt will help maintain good local air quality.
12	A	A	A	A	A	A	A	A			No direct link.
13	G	G	G	G	R	R	R	R			No alternative, Green Belt can help preserve the local ecological environment and help protect and enhance the local biodiversity and geodiversity.

14	A	A	A	A	A	A	A	A			No direct link.
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
16	G	G	G	G	R	R	R	R			Protecting the Green Belt will help preserve the local landscape character whilst creating distinct areas and a sense of place. Development on Green Belt would reduce the amount of open space within the area and could lose valuable character.
17	G	G	G	G	R	R	R	R			Preserving green field sites can promote surface water saturation and work towards reducing potential flood risk to people and their properties.
18	G	G	G	G	R	R	R	R			Green belt provides protection for agricultural land. Development will be encouraged within brownfield sites rather than green field sites.
19	G	G	G	G	R	R	R	R			Green Belt can act as buffers to noise pollution created by nearby motorways and developments.
Conclusion		Setting out a clear statement on the presumption against development in the Green Belt is seen as a way of ensuring its protection and the sustainability benefits that brings. Setting out this policy is in accordance with the NPPF. There is no alternative.									
Effect of modification		The modifications changed the wording of the policy, not the aims. Therefore, there have been no changes to the SA.									

Policy S2.1 Economic Growth Strategy			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM77	38	Policy S2.1	Proposals that make an overall contribution towards sustainable economic growth, prosperity and employment in North Tyneside will be encouraged. This includes supporting economic growth as follows:

			<p>a) <u>a.</u> Town Centres and Tourism</p> <ul style="list-style-type: none"> i. Attract a range of innovative and creative businesses to retail, leisure and office development within the Borough's town centres; ii. The creation, enhancement and expansion of tourist attractions, visitor accommodation and infrastructure, capitalising on the Borough's exceptional North Sea coast, River Tyne and International Ferry Terminal; iii. <u>Capitalise on the historic Historic environment including at Segedunum Fort and Hadrian's Wall World Heritage Site (WHS) in Wallsend and the Fish Quay in North Shields, while conserving and enhancing its significance.</u> <p>b) <u>b.</u> Advanced Engineering, low carbon, renewable, marine and off-shore technology, Port related activity and manufacturing</p> <ul style="list-style-type: none"> iv. Develop marine and renewable sectors of manufacturing in the River Tyne North Bank area, <u>as shown on the Policies Map</u>, including on the former Swan Hunter shipyard <u>Shipyard</u> and land owned by the Port of Tyne contributing to a low carbon economy, and building upon the existing high skills base and maximising the benefits of the Enterprise Zone, and accompanying Local Development Order. <p>e) <u>c.</u> Office and business investment</p> <ul style="list-style-type: none"> v. Support investment opportunities for regional and national scale office, research and development and manufacturing in the A19(T) economic corridor <u>A19 Economic Corridor as shown on the Policies Map</u>, which includes the former Enterprise Zone area. vi. Strengthen the Borough's important contribution to the economy of the Tyne and Wear conurbation with multi-national firms choosing quality business park accommodation in Cobalt, Quorum, Balliol and Gosforth Business Parks for national headquarters and major customer service centres. <p>e) <u>d.</u> Distribution - major logistics</p> <ul style="list-style-type: none"> vii. Recognise potential for major distribution and logistics facilities for goods and materials, that can take advantage of the Borough's excellent national and international transport connections by road, rail, air and port connections. 						
<p>Policy as written had omitted some text, as noted by Historic England. Adding the text, as suggested, makes the intention clear with regards to the historic environment.</p>									
	<p>Implementation of Proposed Policy</p>	<p>Without implementation of Proposed Policy</p>	<table border="1"> <thead> <tr> <th data-bbox="1227 1222 1451 1308">Implementation</th> <th data-bbox="1451 1222 1659 1308">Existing</th> <th data-bbox="1659 1222 2074 1308">Comment</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Implementation	Existing	Comment			
Implementation	Existing	Comment							

SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A		There is no alternative to this policy	Policy looks to promote economic growth across North Tyneside. This is to be achieved by promoting different employment sectors, existing and new, and should therefore cater to a greater percentage of the population. As it is aimed across all of North Tyneside, it should help all gain accesses to the predicted prosperity.
2	G	G	G	G	R	A	A	A		There is no alternative to this policy	Create new jobs in the marine and renewable sectors of manufacturing, as well as support existing employment sectors relating to heritage, retail, leisure, tourism and distribution. Opportunity for small businesses e.g. Retail, leisure and tourism.
3	G	G	G	G	R	A	A	A	Through the creation of jobs in a variety of sectors and supporting local employment across North Tyneside, should help create higher levels of employment for	Only alternative is to focus on other areas. However it is considered that these areas offer the best potential for economic success.	Strategy is to grow jobs and sectors of the economy. Improving the Riverside will bring jobs to the socially deprived areas of the borough.

									local people.		
4	G	G	G	G	R	G	G	G		Potentially expand and enhance independently of policy, not necessarily to the same extent.	Will support the creation, enhancement and expansion of tourist attractions, visitor accommodation and infrastructure. By trying to ensure these remain balanced it should be a sustainable industry. Aims to build on existing popular sites and use existing infrastructure. Policy also ensures that this is kept to an appropriate scale to prevent any adverse impacts.
5	A	G	G	G	A	A	A	A	Potential for increased positive impact when used alongside policy DM7.5 Employment and Skills.		Through the creation of new businesses, it may provide an opportunity for education and training.
6	A	A	A	A	A	A	A	A			No direct link
7	G	G	G	G	A	A	A	A			By creating jobs and hiring local people, it will increase pride in the area and strengthen the community. Without policy, the area may fall into disrepair which could encourage crime.
8	G	G	G	G	A	A	A	A			By creating and retaining existing jobs, it will help create, maintain a healthy community
9	A	A	A	A	A	A	A	A			No direct link

10	R	A	A	A	A	A	A	A	Mitigated through effective site management, the planning process and other policies.	There is no reasonable alternative to this policy	Could occur during building work especially given the focus on the Riverside
11	G	G	G	G	A	A	A	A			By developing renewable sectors of manufacturing and a low carbon economy North Tyneside could contribute locally and nationally. Aim to also use existing transport connections for major distribution and logistics facilities.
12	G	G	G	G	R	A	A	A			Encourages the location of major distribution and logistics facilities to use existing transport infrastructure, in particular the opportunities associated with the international ferry terminal. Retail, leisure and tourism to build on existing sites.
13	A	A	A	A	A	A	A	A	Mitigated through effective site management, the planning process and other policies.		Employment uses are being directed to brownfield, built-up areas that are not rich in biodiversity. Coastal tourism may require mitigation to protect protected species and habitats.
14	A	A	A	A	A	A	A	A			no direct link
15	A	A	A	A	A	A	A	A			no direct link
16	G	G	G	G	R	A	A	A			The policy sets out the intention of using the Borough's historic environment as key tourist attractions, whilst also setting out that using heritage assets in

												this way must conserve and enhance their significance. This is a positive strategy to assist in strengthening local distinctiveness and sense of place.
17	R	A	A	A	A	A	A	A	Mitigated through effective site management, the planning process and other policies.			Could occur during building work.
18	A	A	A	A	A	A	A	A				Some areas of the Riverside are contaminated. Job growth in this areas will bring these locations back into beneficial use
19	R	A	A	A	A	A	A	A	Mitigated through effective site management, the planning process and other policies.			Could occur during building work.
Conclusion	A growth strategy will ensure that economic development is directed to the most appropriate locations. These are generally in built-up areas already developed for employment uses that are sustainably located. The alternative of not setting out this policy could have the result in economic development in less sustainable locations.											
Effect of modification	The proposed modification only further clarifies the position of the historic environment in the Borough and doesn't significantly alter the sustainability effects of the policy.											

Policy S2.2 Provision of land for employment development			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM97	43	Policy S2.2, introduction	To ensure an attractive and flexible supply of employment land is available to deliver the Council's strategy for economic prosperity and job growth and investment a total of 828 822 hectares (<u>ha</u>) of currently occupied or available employment land is recognised of particular value to the economy and the following land will be available

for development to 2032:

- a. ~~449~~ 150 hectares of general employment land available for development during the plan period, an annual average of 8ha per year 2014 to 2032. Indicative mapping identifying potential access arrangements and possible areas of open space have been prepared for sites "E003 Weetslade", "E008 Gosforth Business Park", "E010 Balliol East Business Park", "E029 Tyne Tunnel Trading Estate" and "E050 Esso" where additional guidance could benefit future delivery. Planning applications related to those sites should have regard to these indicative plans.
- b. A further ~~38~~ 30 hectares identified as reserved land, is within the curtilage of existing businesses and is therefore to be treated as potential expansion for ~~these~~ businesses.

Unless specified elsewhere in the Local Plan, the ~~The~~ employment sites ~~Employment Sites~~ identified on the Policies Map.....

To reflect 2016 monitoring and latest evidence of take up rates from recent employment surveys. Remove “those” at sub-point b. to provide flex for other businesses to utilise reserve land. Reference to role of other elements in the plan promoting activities within the Local Plan. Spelling, punctuation and grammar.

Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification																																																																					
MM453	43 to 44	Policy S2.2, sites list	<table border="1"> <thead> <tr> <th>Policy Map Reference</th> <th>Site Name</th> <th>Ward</th> <th>Total Available (Ha)</th> <th>Total Reserved (Ha)</th> </tr> </thead> <tbody> <tr> <td>E002</td> <td>Dudley Industrial Area</td> <td>Weetslade</td> <td></td> <td>0.80</td> </tr> <tr> <td>E003</td> <td>Weetslade</td> <td>Weetslade</td> <td>31.86</td> <td></td> </tr> <tr> <td>E004</td> <td>Weetslade East A</td> <td>Weetslade</td> <td>1.40</td> <td></td> </tr> <tr> <td>E006</td> <td>Camperdown Industrial Estate</td> <td>Camperdown</td> <td></td> <td>2.12</td> </tr> <tr> <td>E007</td> <td>Station Road Industrial Estate</td> <td>Camperdown</td> <td></td> <td>0.86 2.12</td> </tr> <tr> <td>E008</td> <td>Gosforth Business Park</td> <td>Longbenton</td> <td>10.26</td> <td></td> </tr> <tr> <td>E009</td> <td>Balliol Business Park West</td> <td>Longbenton</td> <td></td> <td>2.22 2.05</td> </tr> <tr> <td>E010</td> <td>Balliol Business Park East</td> <td>Longbenton</td> <td>25.79 25.29</td> <td></td> </tr> <tr> <td>E013</td> <td>Proctor & Gamble Industrial Site</td> <td>Killingworth</td> <td></td> <td>8.51</td> </tr> <tr> <td>E014</td> <td>Bellway Industrial Site</td> <td>Killingworth</td> <td>0.44</td> <td>0.27</td> </tr> <tr> <td>E016</td> <td>North Tyne Industrial Estate</td> <td>Killingworth</td> <td>0.67</td> <td>0.98 0.31</td> </tr> <tr> <td>E018</td> <td>Holystone</td> <td>Killingworth</td> <td>0.47 0.46</td> <td></td> </tr> </tbody> </table>	Policy Map Reference	Site Name	Ward	Total Available (Ha)	Total Reserved (Ha)	E002	Dudley Industrial Area	Weetslade		0.80	E003	Weetslade	Weetslade	31.86		E004	Weetslade East A	Weetslade	1.40		E006	Camperdown Industrial Estate	Camperdown		2.12	E007	Station Road Industrial Estate	Camperdown		0.86 2.12	E008	Gosforth Business Park	Longbenton	10.26		E009	Balliol Business Park West	Longbenton		2.22 2.05	E010	Balliol Business Park East	Longbenton	25.79 25.29		E013	Proctor & Gamble Industrial Site	Killingworth		8.51	E014	Bellway Industrial Site	Killingworth	0.44	0.27	E016	North Tyne Industrial Estate	Killingworth	0.67	0.98 0.31	E018	Holystone	Killingworth	0.47 0.46					
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E019	A19 Corridor Killingworth Moor	Killingworth	<u>17.00</u>	17.00
E020	Shiremoor	West Valley	4.36 <u>1.12</u>	
E021	Cobalt Business Park	Valley/Collingwood	5.29 <u>6.25</u>	
E024	New York Industrial Estate	Collingwood		0.40 <u>0.49</u>
E025	West Chirton North Trading Estate	Collingwood	0.74	10.56 <u>0.60</u>
E027	West Chirton Middle Industrial Estate	Collingwood		11.45
E028	Silverlink Industrial Estate	Collingwood	0.56 <u>0.63</u>	
E029	Tyne Tunnel Trading Estate	Chirton	19.71 <u>19.48</u>	7.11
E030	Brewers Lane	Riverside	2.67	
E031	Wallsend Road Industrial Area	Chirton/Percy Main	1.55	
E032	East Howdon	Riverside	2.50 <u>3.10</u>	
E034	Thermal Syndicate Swan Hunters	Wallsend	2.14 <u>1.13</u>	
E036	Swan Hunters Thermal Syndicate	Wallsend	4.13 <u>2.04</u>	
E039	Davy Bank Industrial Area	Wallsend	0.37	
E041-E040	Hadrian Road South	Wallsend	1.15	
E043	Willington Quay	Riverside	<u>0.27</u>	0.56
E044	Swales Industrial Site	Riverside	0.74	
E048	Chemson	Riverside		<u>1.22</u>
E050	Esso	Riverside	18.20 <u>20.85</u>	
E052	Whitehill Point	Riverside	3.66 <u>1.13</u>	<u>0.62</u>
Total Area			148.55 <u>150.23</u> (Ha)	38.06 <u>29.76</u> (Ha)

To update employment land supply context to latest 2016 position based on the latest employment land survey data.

Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification								
MM476	44	Policy S2.2 , new text following sites list	<u>Those mixed-use sites allocated at Policy S4.3 may also provide an additional contribution to the supply of employment land. Proposals for employment uses that are compatible with residential development will be supported where they are consistent with other policies of this Local Plan.</u>								
Clarification of role of mixed-use sites in meeting employment land needs over the plan period											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	Alternative would be to allocate more of less employment land than required. Both could have mixed effect. Too little and remaining land becomes too expensive or unsuitable for certain sectors. Too much would result in high competition with low	Without the allocation of sufficient employment sites, north Tyneside could appear less attractive to potential developers, resulting in business growth occurring outside of the Borough. Inclusion of specific employment use class help to promote employment development specifically.	

										prices, affecting the borough.	
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A	Ensure eventual allocations include socially deprived areas.		
4	G	G	G	G	A	A	A	A			MODS Update: Improving the appropriate balance between residential and employment sites of mixed use sites will help benefit the tourism sector by creating environments that are attractive to visit.
5	G	G	G	G	A	A	A	A			MODS update: The dispersed location of the employment sites allows access to a wide range of education and training opportunities.
6	R	G	G	G	A	A	A	A	Ensure housing policies reflect employment allocations.		A good supply of employment land will attract residents to the borough, thus increasing the demand for housing. Without a good supply and people may leave the borough.
7	G	G	G	G	R	A	A	A		Without it, the area may fall into disrepair which could encourage crime. Need to work with the community to avoid this.	By creating and retaining existing jobs, it will increase pride in the area and strengthen the community.
8	G	G	G	G	A	A	A	A			By creating and retaining existing jobs, it will help create, maintain a healthy community.

9	A	A	A	A	A	A	A	A			No direct effect.
10	R	A	A	A	A	A	A	A			MODS Update: All development has the potential to affect water quality
11	R	A	A	A	A	A	A	A			MODS Update: All development has the potential to affect climate change. Sites located close to main transport links that would reduce journey times.
12	G	G	G	G	R	A	A	A			By ensuring there are employment sites in North Tyneside, it should reduce the need for local people to travel outside the Borough to get to work.
13	R	A	A	A	R	A	A	A	Impact on biodiversity will be addressed during site selection.	A lower employment land allocation would reduce possibility of allocations effecting wildlife sites.	MODS Update: Some sites have ecological networks and designated sites that would be impacted but through appropriate mitigation this would be addressed.
14	A	A	A	A	A	A	A	A			No direct link
15	A	G	G	G	R	G	G	G	Impact on green infrastructure will be addressed during site selection.	A lower employment land allocation would reduce possibility of allocations effecting green infrastructure.	MODS Update: The majority of sites are on previously developed land but the allocation of employment sites would stop ad hoc development on un allocated sites and retaining the Green Belt and open space.
16	G	G	G	G	R	A	A	A			Allocating employment land will

											help to focus development in suitable locations that will not have a negative impact on North Tyneside's landscape.
17	A	G	G	G	R	G	G	G	Sequential test has been undertaken of all potential sites, this will direct allocations	A lower employment land allocation would reduce possibility of allocations in areas of flood risk.	MODS Update: Allocation of employment sites would stop ad hoc development on un allocated sites.
18	A	G	G	G	A	G	G	G		A lower employment land allocation would reduce possibility of allocations effecting agricultural or contaminated land.	Allocating employment land will help to focus development in suitable locations that will not have a negative impact on North Tyneside's agricultural land. It encourages the reuse of land for new employment purposes.
19	R	A	A	A	A	A	A	A	Mitigated through the planning process and other policies.		
Conclusion		This policy ensures that economic development is, in accordance with the relevant evidence, directed to the most appropriate locations and the correct level of growth is managed. The locations are generally in built-up areas already developed for employment uses that are sustainably located. The alternative of not managing levels and locations is not considered to represent a sustainable option.									
Effect of modification		Update the comments of the sustainability appraisal to reflect the sites that have been selected but with only limited modifications to the scores that only further improved the sustainability of the policy.									

Policy S2.3 Development affecting employment land and buildings

Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification								
MM105	50	Policy DM2.3	<p>The Council will support proposals on employment land <u>Employment Land</u>, as shown on the Policies Map, for new or additional development for uses within use classes B1, B2 or B8 or that which is deemed ancillary.</p> <p>Proposals that would lead to a loss not of <u>on</u> identified employment land <u>Employment Land</u> or other buildings in use-class B1, B2 or B8, for uses that could harm <u>conflict with the development and regeneration of sites for economic development</u>, will be permitted where these proposals would not:</p> <p>a. Harm the development and regeneration of identified Employment Sites for economic development; and b. a. Result in the unacceptable loss of operating businesses and jobs; and c. b. Result in an excessive reduction in the supply of land for development for employment uses, taking into account the overall amount, range, and choice available for the remainder of the plan period; and d. c. Have an adverse impact upon the amenity and operation of neighbouring properties and businesses.</p>								
<p>Clarification of the application of the Policy moving previous criteria a) into the second paragraph to reference potential harmful development as development to be assessed against the remaining criteria. Substitution of ‘harm’ with ‘conflict with’ following the discussion with the Inspector (11/11/16) so that it would improve clarity of the Policy.</p>											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A		Policy looks to encourage new employment development, whilst protecting established businesses and jobs. Employment land is protected from other uses, provided there is not an oversupply.	
2	G	G	G	G	R	A	A	A		Looks to increase the number of jobs through the Key Employment Sites. Longevity for existing jobs which are protected by the policy.	
3	G	G	G	G	R	A	A	A		Ensures jobs remain located in the most appropriate locations.	
4	A	A	A	A	A	A	A	A		No direct link	

5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	G	G	G		Employment Land needs protecting where there is a need. An alternative is to allow more residential on areas of employment land, if a surplus of employment land, or would cause no harm.	
7	G	G	G	G	R	A	A	A		No alternative. Without it, the area may fall into disrepair which could encourage crime. Need to work with the community to avoid this.	By creating and retaining existing jobs, it will increase pride in the area and strengthen the community.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Any development runs the risk of harming water
11	A	A	A	A	A	A	A	A			No direct link
12	G	G	G	G	R	A	A	A			Protecting existing businesses and jobs would reduce the need to travel to work, rather than travelling further for new employment. Key Employment Sites look at existing infrastructure.

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

modification

Policy DM2.4 Employment land development outside available or existing employment land

Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM107	51	Policy DM2.4	Proposals for new employment uses outside the 449ha 150ha of available land or existing areas of employment land will be permitted where it can be demonstrated that the proposal: a. Cannot be accommodated within the existing portfolio of available employment land; and b. Would make a contribution to job creation and diversification of the economy in North Tyneside; and c. Can be provided with appropriate vehicular access, and supports access to sustainable transport connections; and d. Would not be detrimental to local amenity.

Updated to available land figure. Spelling, punctuation and grammar modifications

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

											protecting those existing whilst supporting new, no net effect is envisaged.
6	A	A	A	A	A	A	A	A			No direct link.
7	A	A	A	A	A	A	A	A			A strong economic base and local workforce can contribute to a harmonious community. However, as this policy seeks a balance between protecting those existing whilst supporting new, no net effect is envisaged.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Any development could potentially impact water quality.
11	R	G	G	G	A	A	A	A	Mitigated through planning policy etc.		Any development could contribute to climate change - mitigate and ensure good design. Supporting access to sustainable transport options could reduce the pressures on travel by motor vehicle.
12	G	G	G	G	R	A	A	A		Ensure provision of good sustainable transport options via developer contributions.	Protecting existing businesses and jobs would reduce the need to travel to work, rather than travelling further for new employment. Key Employment Sites look at existing infrastructure and supports access for sustainable transport connections.
13	R	A	A	A	A	A	A	A	Mitigated		Ensure protection of green

									through the planning process and other policies.		areas or adequate mitigation.
14	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Any development could potentially create waste.
15	A	A	A	A	A	A	A	A	Mitigated through the planning process and other policies.		Ensure protection of green areas or adequate mitigation.
16	A	A	A	A	A	A	A	A	Ensure good design.		
17	R	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Ensure adequate flood avoidance/mitigation measures.
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A	Mitigated through site management, the planning process and other policies.		Some short term noise could occur during building work. Impact depends on exact locations - ensure adequate mitigation.
Conclusion		Policy aims that employment uses are developed in the most appropriate locations. The policy acknowledges the need to be flexible in that additional employment development has the potential to be proposed in the future. To not be prepared for this, and not have a suitable policy, is not considered a reasonable approach. Development of any kind can have an adverse effect on the environment but it is considered that any issues could be mitigated through application of other									

	policies in the Plan.
Effect of modification	Minor amendment to the Policy due to updated employment survey work that does not affect the SA.

Policy S3.1 Competitive Centres											
Exam Mod Ref	Page Number	Policy/Site /Para/Fig			Text with Proposed Modification						
MM118	55	Policy S3.1			<p>Within the Borough's defined centres Centre's the Council will seek ways to support their growth and regeneration, and support proposals for main town centre development, appropriate residential and mixed-use schemes, that <u>which</u> would:</p> <ol style="list-style-type: none"> Contribute to the protection and enhancement of the vitality and viability of the centre. Capitalise upon the character, distinctiveness and heritage value of the centre, <u>and distinctiveness of the centre, while sustaining and enhancing its heritage assets.</u> Support the improvement in the range and quality of shops, services and facilities, Boost the growth... 						
Slight wording change to provide the necessary level of protection to the significance of the assets, as advised by Historic England.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The policy supports the objective.
2	G	G	G	G	R	R	R	R		No appropriate mitigation.	This policy will help to increase jobs directly and indirectly through the construction industry. The policy has suitable flexibility built into it to allow appropriate out of town centre development.
3	G	G	G	G	R	R	R	R		No appropriate mitigation.	Help to facilitate jobs in the town centres which are often

												bordered by socially deprived areas e.g., Wallsend. Jobs created through shops and businesses but also through construction.
4	G	G	G	G	R	G	G	G		Target areas of decline through individual regeneration projects and master plans.		Viable town centres will help to attract visitors.
5	G	G	G	G	R	G	G	G		Promote training opportunities alongside new business regardless town centre location or not.		Training opportunities may be created alongside the growth and regeneration of the town centres.
6	G	G	G	G	R	G	G	G	Ensure that residential proposals reflect local need and demand.	Identify other suitable housing sites.		The policy supports appropriate residential schemes in town centres.
7	G	G	G	G	R	R	R	R	Ensure that regeneration meets high standards of design that reflects local character.			Lively and thriving town centres contribute towards safe places. A viable town or district centre contributes towards community identity.
8	G	G	G	G	R	G	G	G		Support local facilities outside of the town centre.		The provision of local facilities encourages walking rather than driving.
9	G	G	G	G	R	G	G	G		Support local facilities		The policy supports the objective.

										outside of the town centre.	
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R			Not providing sufficient retail floor space will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R			As above. No alternative.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	G	G	G	Ensure that regeneration meets high standards of design that reflects local character.	Target areas of decline through individual regeneration projects and master plans.	A viable town or district centre contributes towards local distinctiveness.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	G	G	G	G	R	G	G	G		Promote Brownfield sites to come forward.	Brownfield sites in the town centre may suffer from contamination from previous uses.

19	A	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy. This policy is the most appropriate option.										
Effect of modification		No changes to the SA following the modification as it further reinforced a positive affect of the policy on a historic environment.										

Policy S3.3 Future retail demand																								
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification																					
MM134	61	Policy S3.3 , introduction and overview tables	Provision should be made for at least 6,378m ² convenience (net) and 15,249m ² comparison (net) the amount of additional retail floorspace set out below. Future provision should be in accordance with the <u>latest available evidence time periods specified</u> and in accordance with other policies in the Local Plan.																					
			<table border="1"> <thead> <tr> <th rowspan="2">Type of Use</th> <th colspan="4">Floorspace (sqm Net)</th> </tr> <tr> <th>2014-2019</th> <th>2019-2024</th> <th>2024-2032</th> <th>2014-2032</th> </tr> </thead> <tbody> <tr> <td>Convenience – Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.</td> <td>1,499</td> <td>1,876</td> <td>3,004</td> <td>6,378</td> </tr> <tr> <td>Comparison – Items that are bought less frequently, e.g. clothing, washing machine, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects</td> <td>960</td> <td>3,676</td> <td>10,613</td> <td>15,249</td> </tr> </tbody> </table>			Type of Use	Floorspace (sqm Net)				2014-2019	2019-2024	2024-2032	2014-2032	Convenience – Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.	1,499	1,876	3,004	6,378	Comparison – Items that are bought less frequently, e.g. clothing, washing machine, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects	960	3,676	10,613	15,249
Type of Use	Floorspace (sqm Net)																							
	2014-2019	2019-2024	2024-2032	2014-2032																				
Convenience – Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.	1,499	1,876	3,004	6,378																				
Comparison – Items that are bought less frequently, e.g. clothing, washing machine, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects	960	3,676	10,613	15,249																				
			Key sites identified for retail development over the plan period are:																					
			Site Name	Designated Centre	Total Floorspace (m ²)																			

		sqm – Net)
Northumberland Park	Northumberland Park	10,160
Land West of The Forum Shopping Centre	Wallsend	1,200
Land West of The Boulevard Shopping Centre	Longbenton District Centre	1,140
Tynemouth Station	Tynemouth	1,011
Murton Strategic Allocation	Neighbourhood Parade	1,000
Killingworth Moor Strategic Allocation	Neighbourhood Parade	500

The effect of the policy remains unchanged with the minimum amount of floorspace required over the Plan period not changing. The breakdown of time periods highlighted in the Retail and Leisure Study has been moved into Table 2

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment		
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach						Proposed Mitigation	Proposed Mitigation
		S	M	L		S	M	L					
1	G	G	G	G	A	A	A	A			The policy supports the objective based on a sound evidence base and supports the creation of new employment opportunities that could result in facilities for local people in an accessible area.		
2	G	G	G	G	A	A	A	A		Applications make their own assessment on a case by case basis.	A variety of job opportunities could be achieved under a retail use. Without an identified need applications may be refused.		
3	G	G	G	G	A	A	A	A		No mitigation.	Opportunities for jobs may be missed.		

4	A	A	A	A	A	A	A	A			Does not impact on this objective.
5	A	A	A	A	A	A	A	A			Does not directly impact on this objective.
6	A	A	A	A	A	A	A	A			Does not impact on this objective.
7	G	G	G	G	A	A	A	A	Need to ensure positive changes are maintained. Ensure meaningful development as the retail area expands.	Ensure meaningful development as the retail area expands.	New employment opportunities can create a positive attitude that increases civic pride and reduces crime and fear of crime. New development and potentially more jobs, may increase interest in planning and a greater interest in being involved.
8	A	G	G	G	A	G	G	G	Need to ensure that pedestrian and cycle links are upgraded alongside redevelopment and are maintained.	Existing pedestrian and cycle routes need to be a high standard and maintained so people can use them to access current facilities.	Policy requires new retail development to be integrated with existing pedestrian and cycle routes, but need to ensure that they are at a good standard and well maintained so they will be used.
9	G	G	G	G	A	A	A	A		Applications make their own assessment on a case by case basis.	Would increase local access to a greater variety of retail facilities.

10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.		All new development has the potential to affect the quality of ground and surface water.
11	G	G	G	G	A	G	G	G		Existing infrastructure in place, which could be well maintained. Trying to ensure units remain in use so a range of facilities could be accessible.	Although based on building new retail space, it would be integrating into an existing network of sustainable transport and provide easily accessible services for local residents.
12	G	G	G	G	G	G	G	G	Ensure routes are well maintained. Could be expanded to benefit more people.	Ensure there are sustainable travel plans submitted alongside proposals.	Not providing sufficient retail floor space will encourage people to travel further thus increasing carbon emissions. Development would be able to use and build on the existing network of sustainable transport links.
13	R	A	A	A	A	A	A	A	Any effects to the ecological network would be mitigated through the planning application when an application is made.		
14	R	G	G	G	A	G	G	G	Ensure new	Ensure the	All development has the

									developments incorporate recycled/reused materials and have good recycling facilities built in.	existing retail units dispose of their waste correctly and recycle where possible.	potential to create waste. Ways in which to minimise and correctly control this waste are required.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R	Ensure identified locations for future retail are in sustainable locations connecting to the existing environment.	Must identify need - no alternative.	A viable town or district centre contributes towards local distinctiveness. This includes meeting required needs.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	R	A	A	A	A	A	A			In the short term, building work would result in an increase of noise.
Conclusion	Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy. Expansion of shopping facilities at the identified sites will allow for the Borough's retail needs to be met and contribute to economic growth. The sites are well located for sustainable access. Setting out the amount required and suitable locations for retail development allows for its sustainable management and it is considered there is no alternative to this. Environmental issues arising from development are not seen to be major and could be mitigated.										
Effect of modification	The modifications changed the wording of the policy, not the aims. Therefore, there have been no changes to the SA.										

Policy DM3.4 Assessment of town centre uses			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM139	63	Policy DM3.4	<p>Proposals for main town centre uses on sites not within the <u>town centres</u> Town Centres will be permitted where they meet the following criteria:</p> <p>a. In order of priority, there are no sequentially preferable sites in-centre, then edge of centre, and then existing out-of-centre development sites previously occupied by appropriate main town centre uses that are readily accessible to Metro metro stations or other transport connections to the town centres and then only finally existing out-of-centre locations;</p> <p>b. The suitability... [...]</p> <p>Proposals for retail, leisure and office development outside a town centre will require an impact assessment where they would provide either:</p> <p>e. 500m²-sq.m gross of comparison retail floorspace, or more; or</p> <p>f. 1,000m²-sq.m gross of retail floorspace for supermarkets/superstores, or more. [...]</p> <p>h. The proposal would have no significant adverse impact on the vitality and viability of a <u>town centre</u> Town Centre, including consumer choice and trade in the <u>town centre</u> Town Centre and wider area, up to...</p>

Clarify the sequential test in line with NPPF.
Clarify the lower thresholds for impact assessments only to be applied to appropriate retail development.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach					Proposed Mitigation	Proposed Mitigation
		S	M		L	S					
1	G	G	G	G	R	R	R	R	The policy supports the objective.		
2	G	G	G	G	R	R	R	R	The policy supports the objective.		
3	G	G	G	G	R	R	R	R	The sequential test ensures development is appropriately		

											located.
4	G	G	G	G	R	R	R	R		Services may be lacking or located in the wrong place.	Helps to ensure a sufficient mix of services for both residents and visitors.
5	A	A	A	A	A	A	A	A			Does not impact on this objective.
6	A	A	A	A	A	A	A	A			Does not impact on this objective.
7	G	G	G	G	R	R	R	R			Without a policy to protect town centre use first, it could detrimentally impact community impact where town centres decline due to out of centre uses.
8	G	G	G	G	R	A	A	A		Require sustainable travel plan for all applications.	Could encourage greater car use without policy.
9	G	G	G	G	R	R	R	R			The policy supports the objective.
10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R		Require sustainable travel plan for all applications.	Not providing the facilities needed within NT will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R		Require sustainable travel plan for	Not providing the facilities needed within NT will encourage people to travel further thus

										all applications.	increasing carbon emissions
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R			Historic environment of the town centres could be compromised without the policy.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy and is in line with the NPPF. Not implementing this policy is not considered a suitable alternative.									
Effect of modification		The modifications to the policy were to clarify its application. The overall policy aims have remained the same. Therefore, there has been no changes to the SA.									

Policy S3.5 Primary Shopping Area			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM478	64	Policy S3.5	<p>Within the Primary Shopping Areas of Primary Shopping Areas, as shown on the Policies Map, are defined for:</p> <ol style="list-style-type: none"> 1. North Shields; 2. Wallsend; 3. Whitley Bay; and,

4. Killingworth.

Within these Primary Shopping Areas, proposals ~~Proposals~~ for development will be permitted in the Primary Shopping Frontages, as shown on the Policies Map, where they would:

- a. Enhance or complement the principal role of the location as an area of retail activity.
- b. Promote the vitality and viability of the centre, including proposals for residential development and conversion of upper floors.
- c. Avoid a cumulation of uses that can undermine the centre's overall retail function and character.
- d. Deliver high quality active ground floor frontages.
- e. Not result in more than three adjacent units being in the same non A1, A2 and A3 use.
- f. In the Primary Shopping Frontage not result in less than 80% of frontages being in A1, A2 and A3 use and the following factors will be taken into account in assessing the impact of a proposal:
 - i. the nature of the use proposed, in particular the extent to which it would be attractive to shoppers and contribute genuinely to diversity;
 - ii. the size (frontage width) and prominence of the property;
 - iii. if vacant, the prospects of the property finding another A1, A2 and A3 use in the foreseeable future;
 - iv. recent trends in the balance of shop and non-shop uses in the frontage, whether stable or changing, and at what pace;
 - v. which would result in an A1, A2 and A3 frontage of between 75% and 80% will normally be more acceptable than those which result in a level below 75%

Proposals for development will be permitted in the Secondary Shopping Frontages, as shown on the Policies Map, where they would:

- g. Enhance or complement the principal role of the location for town centre activity.
- h. Promote the vitality and viability of the centre, including proposals for residential development and conversion of upper floors.
- i. Avoid a cumulation of uses that can undermine the centre's overall function and character.
- j. Deliver high quality active ground floor frontages.

To add specific reference to the Policies Map

	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The policy supports the objective.
2	G	G	G	G	R	R	R	R			The policy ensures there is not a concentration of uses within the PSA but allowing a greater mix of town centre uses.
3	G	G	G	G	R	R	R	R			Help to facilitate jobs in the town centres which are often bordered by socially deprived areas e.g., Wallsend. Jobs created through shops and businesses but also through construction.
4	G	G	G	G	R	R	R	R			Viable town centres will help to attract visitors. No alternative.
5	A	A	A	A	A	A	A	A			Does not impact on this objective.
6	A	A	A	A	G	G	G	G			The policy supports appropriate residential schemes on primary and secondary shopping frontage, however, without the policy the town centre could be available for residential use.
7	G	G	G	G	R	R	R	R			Lively and thriving town centres contribute towards safe places. A viable town or district centre contributes towards community identity.
8	G	G	G	G	R	R	R	R			The provision of local facilities encourages walking rather than driving and also allows for health facilities to be in easily accessible locations.
9	G	G	G	G	R	R	R	R			The policy supports the objective.

10	A	A	A	A	A	A	A	A			Does not impact on this objective.
11	G	G	G	G	R	R	R	R			Not providing sufficient retail floor space will encourage people to travel further thus increasing carbon emissions
12	G	G	G	G	R	R	R	R			As above.
13	A	A	A	A	A	A	A	A			Does not impact on this objective.
14	A	A	A	A	A	A	A	A			Does not impact on this objective.
15	A	A	A	A	A	A	A	A			Does not impact on this objective.
16	G	G	G	G	R	R	R	R			A viable town or district centre contributes towards local distinctiveness.
17	A	A	A	A	A	A	A	A			Does not impact on this objective.
18	A	A	A	A	A	A	A	A			Does not impact on this objective.
19	A	A	A	A	A	A	A	A			Does not impact on this objective.
Conclusion		Supporting vibrant town centres is considered a socially, environmentally and economically sound strategy. Setting out a strategy to manage development within the Primary Shopping Area assists in this. Not setting out this strategy could mean less ability to refuse inappropriate development in these areas, harming the vitality and viability of these retail									

	centres.
Effect of modification	Alteration just to make reference to the policies map.

Policy DM3.7 Hot Food Takeaways

Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM145	72	Policy DM3.7	<p>Proposals for A5 hot food take-aways will be permitted unless:</p> <p>i. a. It would result in a clustering of A5 uses to the detriment of the character, function, vitality and viability of the defined centres or it would have an adverse impact on the standard of amenity for existing and future occupants of adjacent land and buildings.</p> <p>ii. b. There are two or more consecutive A5 uses in any one length of frontage. Where A5 uses already exist in any length of frontage, a gap of at least two non A5 use shall be required before a further A5 use will be permitted in the same length of frontage.</p> <p>In all locations, the To promote healthier communities the <u>Council</u> council will:</p> <p>iii. c. Prevent the development of A5 use within a 400m radius of entry points to all <u>middle and secondary</u> schools, <u>as shown on the Policies Map.</u> , youth centres, leisure centres and parks.</p> <p>iv. d. Prevent the development of A5 use in wards where there is more than 40% <u>15%</u> of the year 6 pupils <u>or 10% of reception pupils</u> classified as obese <u>very overweight</u>*.</p> <p>v. e. Assess on an individual basis, the impact hot food take-aways have on the well-being of residents.</p> <p>* Data available within the 'Public Health Evidence for control of Hot Food Takeaways': http://www.northtyneside.gov.uk/pls/portal/NTC_PSCM.PSCM_Web.download?p_ID=563031</p>

Following hearing sessions the Council, in consultation with the Inspector, have modified Policy DM3.7 as the policy was considered too onerous. Point c has been amended to remove primary schools, parks, youth and leisure centres from the 400m proximity rule. Point d alters the percentage of very overweight pupils to 15% of year 6 and 10% of reception which reduces the current coverage. Whilst 10% was the target for year 6 pupils, this would have resulted in a blanket ban covering the whole borough. A new target of 15% will be more achievable and result in a more measured policy.

	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

										n	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			MODS Update - Constraining the opening of hot food takeaways and the creation of jobs could have a negative impact on the economy. However, this must be balanced against the impact of obesity on the NHS and the economy and the impact of an over proliferation of these units within one area.
2	A	A	A	A	A	A	A	A			MODS Update – Hot food takeaways will create jobs within North Tyneside. However these will not be in great quantities.
3	A	A	A	A	A	A	A	A			MODS Update -- Hot food takeaways will create jobs within North Tyneside. However these will not be in great quantities.
4	A	A	A	A	A	A	A	A			No direct link.
5	A	A	A	A	A	A	A	A			No direct link.
6	A	A	A	A	A	A	A	A			No direct link.
7	A	A	A	A	A	A	A	A			No direct link.
8	A	G	G	G	A	A	A	A	Promote active lifestyles. Promote and improve education on healthy eating and exercise.		MODS Update - Although Planning is not the only way the council can prevent disease and promote healthy lifestyles, controlling the spread of hot food takeaways works towards creating healthier lifestyles.
9	A	A	A	A	A	A	A	A			No direct link.
10	A	A	A	A	A	A	A	A			No direct link.
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			No direct link.
14	A	A	A	A	A	A	A	A			No direct link.

15	A	A	A	A	A	A	A	A		No direct link.
16	A	A	A	A	A	A	A	A		No direct link.
17	A	A	A	A	A	A	A	A		No direct link.
18	A	A	A	A	A	A	A	A		No direct link.
19	G	G	G	G	A	A	A	A		Take-always do tend to increase noise pollution. Controlling the development of hot food takeaways could help with noise pollution.
Conclusion		Take aways can have an adverse affect on health, retail centre vitality and vibrancy, and residential amenity. Without this policy, there would be less ability to better manage their location and impacts, with the potential for negative affect. It is therefore considered that the policy represents a sustainable approach.								
Effect of modification		The modifications have not altered the findings of the SA. The policy has been made less stringent but still offers a good deal of control over hot food takeaways.								

S4.1 Strategic Housing			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM153	74	Policy S4.1	<p>The full objectively assessed housing needs of North Tyneside will be met through the provision of sufficient specific deliverable housing sites, including the positive identification of Council-owned land, brownfield land and sustainable greenfield sites <u>that do not fall</u> within the Borough's Green Belt, whilst <u>also</u> making best use of <u>the</u> existing housing stock.</p> <p><u>In doing so, this will reflect</u> and reflecting the following key priorities of:</p> <ol style="list-style-type: none"> Providing enough new homes to meet current and future need and ensuring the Borough maintains a rolling five year supply of deliverable housing <u>land sites</u>; Delivering a distribution of new housing that is sustainable, taking account of the <u>economic, social and environmental impacts</u> impact of development and infrastructure requirements; The delivery of brownfield land, whilst taking into consideration the viability of land for development; Providing accommodation that is affordable for all sectors of the local community; Improving existing residential areas and bringing empty homes back into residential use; Delivering a range and type of housing that is currently under-provided for in the Borough, in order to meet identified shortfalls in need; and; Ensuring the delivery of specialist stock to meet specific needs such as larger housing, and extra care facilities; and;

- h. Promoting good management of Houses in Multiple Occupation including encouraging landlords to work with the Council through specific improvement schemes and initiatives; join the Private Landlords Forum.
- i. ~~Opportunities~~ Offering opportunities for self-build schemes, including the identification of parcels of land on larger housing sites, and.
- j. ~~Ensure~~ Ensuring that there remains a choice and variety of viable housing sites, capable of meeting a range of housing needs.

Modifications expand reference at criteria b. to include economic and social impacts in additional to environmental. It removes reference to the Private Landlords Forum. Remaining modifications are limited to adjusting wording to improve overall clarity of policy.

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	A	A	A	A			The economy of the Borough is supported by house building and a strong local workforce. The correct objectively assessed numbers of homes that this policy supports therefore has positive impact for these objectives.
2	G	G	G	G	A	A	A	A			
3	G	G	G	G	A	A	A	A			
4	A	A	A	A	A	A	A	A			No direct link.
5	A	A	G	G	A	A	A	A	Need to monitor education facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.		
6	G	G	G	G	A	A	R	R			Policy directly supports this objective. Without policy,

												housing needs may not be addressed. There is no alternative.
7	G	G	G	G	R	R	R	R	Ensure communities are involved in the planning process. Need to design new developments well so that they integrate into existing communities. Also designed well to eliminate crime.			Policy aims to support all sectors of the community. New communities will be formed through new housing. Policy aims to support all sectors of the community. Poor housing supply could lead to lack of affordability and homelessness.
8	A	A	G	G	A	A	A	A	Need to monitor health facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.			
9	A	A	G	G	A	A	A	A	Need to monitor community facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.			
10	R	A	A	A	A	A	A	A	Ensure adequate mitigation.			All development has the potential to affect water quality.
11	R	A	A	A	A	A	A	A	Ensure adequate mitigation.			All development has the potential to affect climate change.
12	G	G	G	G	R	A	A	A	Ensure good sustainable transport options are made available.	Ensure good sustainable transport options are made available.		Policy direct homes to brownfield as a priority and so makes use of existing infrastructure.

13	G	G	G	G	A	R	R	R		Without this policy, there is less opportunity to manage where sites are developed, risking the loss of green areas. there is no alternative.	Policy direct homes to brownfield as a priority.
14	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to increase waste.
15	A	A	A	A	A	R	R	R		Without this policy, there is less opportunity to manage where sites are developed, risking the loss of green areas. There is no alternative.	Policy direct homes to brownfield as a priority.
16	R	G	G	G	A	A	A	A	Ensure high standards of design.		Any development could have a negative affect on character if not designed well.
17	R	A	A	G	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However with good mitigation, the risk and be reduced and even eliminated.
18	A	A	A	A	A	R	R	R		Without this policy, there is less opportunity to manage where sites are developed, risking the loss of green areas. There is no alternative.	Policy direct homes to brownfield as a priority.
19	A	A	A	A	A	A	A	A			Difficult to assess without any detail on proposals. Ensure adequate mitigation and good design to reduce and eliminate

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

Proposed Main Modification January 2017

The modification to policy S4.2 proposes to amend the annual dwelling requirement from 828dpa to 790dpa. This change has come about as a result of the latest household and population projections published by the government in 2016 and the draft advice provided to the government in a Local Plan Expert Group (LPEG) report of March 2016. Both these developments occurred following Council agreement of the 2015 Pre-submission Draft Local Plan in October 2015.

The final figure of 790 dwellings per annum is achieved by taking the Council's preferred range of housing forecasts under Growth Option B that represent the medium Growth Option and result in 727 homes per year when based upon the latest government projections. A further uplift of approximately 10% is then advised, informed by the guidance of LPEG to take into account market signals regarding the affordability of housing in North Tyneside, resulting in the figure of 790 dwellings.

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

																		apprentice training opportunities.
6	G	G	G	G	G	G	G	G	G	G	G	R	R	R	R			<p>All growth options plan for sufficient homes for their own scenarios. However, the numbers of homes planned under options 12 to 15 fall below the amount that could accommodate population projections. This means the correct number, tenure, affordability, etc. of homes to meet the Borough's needs would not be delivered. The effect of following these options over the long term would be increasingly negative.</p> <p>MODS Update – whilst the revised figure results in a reduction in absolute number of homes required the method to establish the annual dwelling requirement is unchanged other than to incorporate an additional 10% uplift to reflect market signals regarding affordability. It is therefore considered that the growth options positive effect upon this objective continues to be positive and indeed is further enhanced.</p>
7	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			<p>All development could have the potential to have negative and/or positive effects, regardless of its scale. Existing communities could feel their identity would be eroded by new development and create hostility. However, new house building in the borough can ensure communities and families can remain together, and bring about investment to improve the quality of life in an area.</p>
8	G	G	G	G	G	G	G	A	A	A	A	R	R	R	R			<p>For those options that do not aim to provide homes for more than the projected population, the result would be a population with proportionately more older people. With less of a working-age population to support facilities, the health services in the Borough could struggle. Plus, growth brings investment in facilities that could contribute to health facilities.</p>
9	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			<p>A larger population would suggest increased demand on community facilities. However, higher growth would deliver investment in facilities, services and infrastructure that would benefit both new and existing residents. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.</p>
10	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			<p>As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.</p>
11	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			<p>As the level of growth increases so does the potential for/level of positive</p>

																	or negative impact. Whilst higher growth could create more emissions through increased industry and travel, it also offers the opportunity for energy efficient and renewables schemes to be more viable and be delivered. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
12	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A larger population would suggest increased demand on travel infrastructure. However, higher growth would deliver investment in facilities and infrastructure that could benefit both new and existing residents.
13	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases, there could be greater impact on biodiversity and geodiversity. The level of impact would be dependent on the location and management of development. National and local policies exist to ensure that biodiversity and geodiversity are not adversely affected through avoidance, mitigation or compensation, which will be pursued in all growth levels. It will become more challenging to mitigate higher levels of growth as they could create a greater threat.
14	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
15	R	R	R	A	A	G	G	G	G	G	G	G	G	G	G	G	Lower growth does not require development on the Green Belt or designated open space. Those options that aim for higher growth either could or definitely require Green Belt.
16	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Any size or scale of development has the potential to affect the character of an area. The level of impact would be dependent on the location of the development and they way in which its delivery is managed. Local Plan and national policies are in place to ensure that character is not harmed, and possibly improved.
17	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	As the level of growth increases so does the potential for a negative impact, which would be dependent on the location and management of development. However, the greater the growth, the bigger the opportunity for investment to mitigate or even improve on any impact made. It will become more challenging to mitigate higher levels of growth as they would place greater demands of existing resources.
18	A	A	A	A	A	G	G	G	G	G	G	G	G	G	G	G	All levels of growth will likely involve the reuse of contaminated land. North Tyneside does not have particularly good quality agricultural land.

The Plan contains a range of proposals relating to housing, including the two strategic sites that are crucial to the delivery of the overall spatial strategy. The Council will work with developers and other stakeholders to ensure the timely development of these strategic proposals, including the associated key infrastructure requirements. Any material delay in the implementation of infrastructure necessary to sustain housing delivery, which would lead to under-delivery of supply, will inform whether the range of measures set out above are triggered. This process will ensure that plan-led corrective measures are put in place at the appropriate time.

This is a new policy that introduces into the Local Plan a clear mechanism for monitoring housing delivery and identifying the steps that will be taken should possible under delivery of housing occur.

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	G	G	G	G	None	The effect of the policy will be to ensure the responsiveness of the Local Plan and Council to maintaining an adequate level of housing delivery to support the social and economic needs of the borough. The proposed policy consequently is assessed as having a positive effect upon each of these objectives.	
2	G	G	G	G	G	G	G				
3	G	G	G	G	G	G	G	G			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			
6	G	G	G	G	G	G	G	G	None	The effect of the policy will be to ensure the responsiveness of the Local Plan and Council to maintaining an adequate level of housing delivery to support the social and economic needs of	

												the borough. The proposed policy consequently is assessed as having a positive effect upon this objective.
7	A	A	A	A	A	A	A	A				
8	A	A	A	A	A	A	A	A				
9	A	G	G	G	A	G	G	G	Appropriate review and consideration of additional safeguarding if steps to improve delivery identified in the policy are taken.		Policy incrementally has the effect of committing the Local Authority to measures that would bring forward housing delivery of release additional land for development. The effects of such choices would themselves require appropriate assessment and consideration to ensure a positive effect upon each of these objectives.	
10	A	G	G	G	A	G	G	G				
11	A	G	G	G	A	G	G	G				
12	A	G	G	G	A	G	G	G				
13	A	G	G	G	A	G	G	G				
14	A	G	G	G	A	G	G	G				
15	R	A	A	A	R	A	A	A	Appropriate Green Belt review to ensure an effective role and purpose of the Green Belt in North Tyneside is retained would ensure a potential negative impact upon this objective is avoided.		The policy specifically refers to the potential review of Green Belt to ensure and maintain delivery. Such a review would require any changes to be implemented through update to the Local Plan itself and consequently subject to further Sustainability Appraisal. However, in the context of this Local Plan the policy approach introduces a potentially negative effect upon this objective without suitable mitigation.	
16	A	G	G	G	A	G	G	G	Appropriate review and consideration of additional safeguarding if		Policy incrementally has the effect of committing the Local Authority to measures that would bring forward housing delivery of release additional	
17	A	G	G	G	A	G	G	G				
18	R	A	A	A	R	A	A	A				

									steps to improve delivery identified in the policy are taken.		land for development. The effects of such choices would themselves require appropriate assessment and consideration to ensure a positive effect upon each of these objectives.
19		G	G	G	A	G	G	G	Appropriate engagement with Environmental Health and application of suitable techniques within future development.		Policy incrementally has the effect of committing the Local Authority to measures that would bring forward housing delivery of release additional land for development. The effects of such choices would themselves require appropriate assessment and consideration to ensure a positive effect upon this objective.
Conclusion											
Effect of modification		This is a new policy with the appraisal included above the first undertaken.									

S4.3 Distribution of Housing Development Sites			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM173	79	Policy S4.3, introductory text	<p>S4.3 Distribution of Potential Housing Development Sites</p> <p>The sites allocated for housing development are identified on the Policies Map, including those identified for both housing and mixed-use schemes. The Strategic Housing Land Availability Assessment <u>2016</u> 2015 outlines that these sites have an overall capacity of approximately <u>8,838</u> 8,797 8,986 homes, assessed as being deliverable and developable over the plan period to 2032.</p> <p>Indicative mapping identifying potential access arrangements and possible areas of open space have been prepared for a selected range of sites where additional guidance could benefit future delivery. Planning applications related to those sites should have regard to these indicative plans. Additional policy for the <u>strategic allocations at Strategic Allocations</u> of Murton and Killingworth Moor should be considered to inform the preparation of detailed site wide masterplans and applications for development.</p>

The modifications above update the references within the policy to relevant evidence and the outcome of that evidence in terms of the number of dwellings that would be allocated in total.

Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification				
MM174 and MM448	79 to 83	Policy S4.3, sites list	Map Ref	Site Name	Ward	Greenfield / Brownfield	Potential Homes
			2	Grieves Row, Dudley	Weetslade	Brownfield	90
			3	Annitsford Farm, Annitsford	Weetslade	Greenfield	400
			13	Site at Station Road, Forest Hall	Benton	Brownfield	22
			17	Station Road (West), Station Road, Wallsend	Northumberland	Greenfield	450
			21	Devonshire Drive, Whitley Road, Holystone	Killingworth	Mixed	30
			22 – 26	Killingworth Moor (strategic site)	Killingworth	Greenfield	Apprx. 2,000
			27	Land at Castle Square, Backworth	Valley	Greenfield	14
			35 – 41	Murton (strategic site)	Collingwood / Valley	Greenfield	Apprx. 3,000
			42	Moorhouses Reservoir, Billy Mill, North Shields	Collingwood	Brownfield Greenfield	50
			45	Land at Charlton Court, Cedartree Gardens, Whitley Bay	Monkseaton South	Mostly Greenfield	29 13
			48	Site at Coquet Avenue, Whitley Bay	Whitley Bay	Brownfield	41
			50	Whisky Bends, Promenade, Whitley Bay	Whitley Bay	Brownfield	5
			54	High Point Hotel, Promenade, Whitley Bay	Whitley Bay	Brownfield	44
			52	Land at Shap Road, Marden, North Shields	Cullercoats	Greenfield	15
			53	Wallington Court, Wallington Avenue, Cullercoats	Cullercoats	Brownfield	12
			58	Tanners Bank West (S), North Shields	Tynemouth	Brownfield	100
60	Stephenson House, Stephenson Street, North Shields	Tynemouth	Brownfield	5			
62	Land at Albion Road, North Shields	Tynemouth	Brownfield	10			
63	Site at Hawkey's Lane, North Shields	Preston	Brownfield	54			
64	Albion House, Albion Road, North Shields	Tynemouth	Brownfield	36			

65	Bingo Hall, Lovaine Place, North Shields	Riverside	Brownfield	6
66	Land at North Shields Metro Station, Russell Street, North Shields	Tynemouth	Brownfield	30
67	Land at Waldo Street, North Shields	Riverside	Brownfield	6
68	Land at 26-37 Clive Street, North Shields	Riverside	Brownfield	50
69	Fleur De Lis, Dock Road Industrial Estate, North Shields	Riverside	Brownfield	35
70	Dock Road Industrial Estate, Lawson Street, North Shields	Riverside	Brownfield	128
71	Metro Sidings at Waterville Road, North Shields	Riverside	Brownfield	45
72	Gasometer at Minton Lane, North Shields	Riverside	Brownfield	59
73	Land at Minton Lane, North Shields	Riverside	Brownfield	33
74	Site 18R, Royal Quays, North Shields	Riverside	Brownfield	50
75	Land at Coble Dene, Royal Quays, North Shields	Riverside	Brownfield	7
79	Langdale Gardens, Howdon	Howdon	Brownfield	69
80	Bonchester Court, Battle Hill Drive, Wallsend	Battle Hill	Brownfield	16
81	Beadnell Court, Battle Hill Drive, Wallsend	Battle Hill	Brownfield	19
85	Portugal Place Block, High Street West, Wallsend	Wallsend	Brownfield	25
88	Land adjacent to RAOB ROAB Club, Brussels Road, Wallsend	Wallsend	Brownfield	5
95	High Street East/Lawson Street, Wallsend	Wallsend	Brownfield	12
97	Cedar Grove Block, Wallsend	Wallsend	Brownfield	25
98	Hadrian Road (land south of Metro line), Wallsend	Wallsend	Brownfield	41
99	Rosehill Road, Ropery Lane, Wallsend	Riverside	Brownfield	30
101	Howdon Gas Works, Howdon Lane, Howdon	Riverside	Brownfield	66
104	Howdon Green, Willington Quay	Riverside	Brownfield	83
105	Land at Telford Street, East Howdon	Riverside	Greenfield	18
111	East Benton Farm (north), Wallsend	Northumberland	Greenfield	50 <u>100</u>
113	High Farm (Oliver), Killingworth	Killingworth	Greenfield	31 <u>30</u>

				<u>28</u>
118	Land at Western Terrace, Dudley	Weetslade	Brownfield	14
119	Site off Burradon Road, Dudley	Weetslade	Brownfield	12
120	Land adjacent to Benton Metro Station	Benton	Brownfield	12
121	Norway House, Royal Quays, North Shields	Riverside	Brownfield	8
123	The Avenue, Park Avenue, Whitley Bay	Whitley Bay	Brownfield	5 <u>12</u>
124	Ash Court, Rake Lane, North Shields	Collingwood	Brownfield	10
125	Tynemouth Court, Hawkey's Lane, North Shields	Preston	Brownfield	18
126	Site at Wilson Terrace, Forest Hall	Benton	Brownfield	4
127	Site at Laburnum Avenue, Whitley Bay	Whitley Bay	Brownfield	6
129	Silverbirch, Camperdown Industrial Estate, Mylord Crescent, Camperdown	Camperdown	Brownfield	31
132	Former Dudley People's Centre, Weetslade Road, Dudley	Weetslade	Brownfield	16
133	Drift Inn, Front Street, Seaton Burn	Weetslade	Brownfield	8
135	Grasmere Court, Swindale Drive, Killingworth	Camperdown	Brownfield	39
137	Coleman NE Ltd, Walker Place, North Shields	Tynemouth	Brownfield	14
138	Site at Esplanade, Whitley Bay	Whitley Bay	Brownfield	28
139	Land at Darsley Park	Benton	Greenfield	98
140	Former Dudley Miners Welfare Centre, Market Street, Dudley	Weetslade	Greenfield	7 <u>10</u>
141	Site of former Seaton Burn First School, Bridge Street, Seaton Burn	Weetslade	Greenfield	6 <u>8</u>
142	Land at Burradon Road/Front Street, Annitsford	Camperdown	Greenfield	17
143	Site at Western Terrace (east), Dudley	Weetslade	Brownfield	6
144	Trembles Yard, Whitley Road, Benton	Northumberland	Brownfield	65
Total Homes				<u>7,582</u> 7,541 -7,730

			<u>This Policy has been identified as having the potential to cause adverse impacts on internationally protected wildlife sites. When implemented, regard should be had to Policy DM5.6 that sets out the requirement for appropriate avoidance or mitigation of, or compensation for, any adverse effects.</u>
The policy removes seven sites from the schedule of allocations, each of these sites have gained planning permission since being identified as planning applications. The capacity for development is amended at three sites reflecting the latest evidence from the landowner / developer.			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM473	79 to 83	Policy S4.3	Policies Map and Map 14 – Sites 17, 111 and East Benton Farm – site boundary amended to reflect inclusion of land to the south (SHLAA ref 073b) and increase yield from 50 to 100 homes. Also reflected in update to Policy S4.3, with name of site and yield altered accordingly (MM174). To further show the Station Road East and Darsley Park sites now with planning permission.
Site number 111, SHLAA ref: 73, East Benton Farm		Potential Use 1) Residential	
Total Site Area (ha): 8.67		Ward: Northumberland	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	In part	Comments: Small scale employment use currently on site that would be lost but housing development would support the local economy. On balance, an "in part" answer is considered appropriate. Mitigation: n/a RAG outcome: Amber
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	In part	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	In part	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	In part	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry, however loss of small-scale employment.

			Mitigation: n/a
			RAG outcome: Amber
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: A well-located site in terms of allowing new residents to reach employment opportunities. The site is not within an area that suffers from employment deprivation.
	3b) Would development help to add to the economic prosperity and potential of the local area?	In part	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	Mitigation: n/a
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	RAG outcome: Amber
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth.
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	All development has the potential to contribute to growth in local skills and knowledge.
	5c) Will development provide and support high quality education facilities?	In part	Mitigation: n/a
			RAG outcome:

	5d) Is there ease of access to existing educational facilities?	yes	amber
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Development to be part of wider strategic site that could deliver a large number of new homes in the Station Rd area. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	No	Comments: The site is a current greenfield and on the edge of the existing residential area and could have strong connections to the existing community but with the appropriate mitigation it could deliver high levels of participation in community activities. Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools. RAG outcome: Amber
	7b) Will the development create a quality environment in which to live and/or work?	Yes	
	7c) Will the development encourage the involvement of local people in community activities?	In part	
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment, as is accessible green space. Mitigation:
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	Yes	

reduce health inequalities.	8c) Would development avoid loss of existing open space?	YesYes	Ensure contributions for healthcare facilities. RAG outcome: Green
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Close access to a supermarket and other facilities but not a recognised centre. Within 1 km of a Metro Station but bus stops are within 500m and close to a trunk road.
	9b) Is the site easily accessible and well served by public transport?	Yes	Mitigation: -Green
			RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	MODS Update – boundary amendment potentially brings site close to water course to south. Appropriately implemented drainage would benefit surface water management and water quality.
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
11. Adapt to the impacts of climate change whilst addressing the contribution made by	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. As the site is
	11b) Could development help to minimise emissions of greenhouse gases?	No	

<p>the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.</p>			<p>currently undeveloped, the net impact on greenhouse gas emissions is likely to increase.</p> <p>Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases.</p> <p>RAG outcome: Amber</p>
<p>12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.</p>	<p>12a) Is the site easily accessible and well served by public transport, walking and cycle routes?</p> <p>12b) Is there a range of services and facilities within a reasonable distance?</p> <p>12c) Is existing transport infrastructure sufficient to accommodate growth?</p>	<p>Yes</p> <p>In part</p> <p>No</p>	<p>Comments: Site is well served by bus routes but is fairly remote from the Metro system. Although there are small number of existing services within easy reach this development, as part of a wider strategic development at Station Rd, would require additional facilities including consideration of new or improved public transport services and provision of walking and cycling links. Given number of dwellings proposed impacts of potential development on existing infrastructure would have to be assessed.</p> <p>Mitigation: Explore options to provide additional/re-routed bus services. Travel Plan for site will need to be produced. Impacts of development to be assessed through a Transport Assessment with methods of mitigation proposed - potential improvement schemes and contributions etc. Ensure appropriate routes for pedestrian and cycle access across development.</p>

			RAG outcome: Amber
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	In part	Comments: Site is not a protected wildlife site nor is it immediately near one. However it does have some biodiversity value, as set out by the biodiversity officer and its loss could represent a fragmentation of habitat and ecological landscape. MODs Update – amendment boundary increases overall size of the Local Plan site but does not include any designated wildlife sites. Mitigation: There could be opportunities to incorporate green infrastructure corridors to avoid fragmentation on habitats/landscapes.
	13b) Would development avoid fragmentation of habitats and/or landscapes?	No	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As a greenfield site the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development.
	14b) Can development help to minimise waste generation?	No	
15. To maintain and	15a) Would development avoid the loss of designated open	Yes	Comments:

enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	space?		The site is not designated as open space or located within the Green Belt. It is within the 300m catchment for accessible greenspace, which is of an appropriate standard. Mitigation: n/a RAG outcome: Green
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	Yes	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	In part	Comments: To the east of the site is a mid twentieth century, residential area of Wallsend; which also continues further to the south. Green space surrounds the rest of the site. To the north is a Grade II listed farm and non-designated cottages, which the site forms part of the setting of. From the A191 (to the north of the site) the landscape appears to be fairly undeveloped, with just the farm visible. Residential development could be acceptable on the southern section of the site as will reduce the impact on the assets and views. Mitigation: Amber RAG outcome: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: The area of the site that are could have surface water flooding issues, as set out in the EA maps. This shows areas of the site that in FZ 1 and FZ 2 to the south of the site. Development would need to manage surface water flows.
	If no, which type?		
	17b) Is the site free from historic recorded flood events?	Yes	

	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	Mitigation: The issues could be mitigated through the use of SuDS and through site design RAG outcome: Amber
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	Yes	Comments: Would bring contaminated land back into use. However greenfield site so mitigation required to avoid increase in contamination levels. Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Green
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No significant risk of noise pollution. Residential developments not considered to create noise pollution. Mitigation: n/a RAG outcome: Green
	19b) Would development avoid creation of noise pollution?	n/a	
In summary the site amendment increases the overall extent of the site but no material changes to the significant effects of the proposed development are identified.			
Exam	Page	Policy/Site	Text with Proposed Modification

Mod Ref	Number	/Para/Fig	
MM474	79 to 83	Policy S4.3	<p>Policies Map and Site 45 – site boundary amended to reflect reduced developable area and to reduce yield from 20 to 13 homes. Also reflected in update to Policy S4.3 (MM174).</p> <p>Policies Map to be amended together with a new Map 19a and the following supporting text.</p> <p><u>Site 45 – Charlton Court; key considerations:</u></p> <ul style="list-style-type: none"> • <u>Retention of significant proportion of open space.</u> • <u>Access point form Churchill Avenue.</u>
Site number 45, SHLAA ref: 189, Charlton Court, Cedartree Gardens, Whitley Bay			Potential Use 1) Residential
Total Site Area (ha): 0.86		Ward: Monkseaton South	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: No significant link to the above objective.
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	Mitigation: n/a
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	RAG outcome: Not Applicable
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry.
			Mitigation: n/a
			RAG outcome: Green

3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to support prosperity of area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: Amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough. However the initial assessment of viability suggests that there is no scope to provide any affordable housing..
	6b) Will development contribute towards an adequate supply of affordable housing?	No	

needs, including affordable homes.			Mitigation: Further work necessary to determine constraints on viability and explore options for delivery
			RAG outcome: Amber
7. To create harmonious, crime free neighbourhoods with strong identities and high levels of participation in community activities.	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: The site is at the heart of a residential area and development would be on an accessible green space. This could create a negative reaction from local residents.
	7b) Will the development create a quality environment in which to live and/or work?	In part	
	7c) Will the development encourage the involvement of local people in community activities?	No	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Amber
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities. Built sports facilities are within a suitable catchment. This development would see the loss of accessible green space.
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	yes	
	8c) Would development avoid loss of existing open space?	No	Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space.
			RAG outcome: Red
9. To afford everyone in the Borough with equality of access to	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	In part	Comments: Within close proximity to a range of community facilities (less than 750m) and bus stops.
	9b) Is the site easily accessible and well served by public	Yes	

the range of community facilities and services they require in meeting their needs.	transport?		Mitigation: -Green RAG outcome: Green
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface waters.	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	No	Comments: Surface water to be captured and controlled within site. Mitigation: SuDS attenuation ponds to filter surface water before it exits site RAG outcome: Red
	10b) Is the site free from any known drainage constraints?	In Part	
	10c) Would development on this site avoid risk the quality of any watercourse or water body?	No	
11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change?	In part	Comments: Potential development of the site could lead to an increase in greenhouse gas emissions without appropriate design and sustainable construction methods applied to the scheme. Mitigation: Encourage use of sustainable building practices in development, for example, maximising solar gain and natural day light, high levels of insulation and natural ventilation and shading. This will reduce the heating and cooling demands and overall energy use. Sustainably sourced materials and on site renewable energy generation will also reduce energy use and minimise greenhouse gases. RAG outcome: Amber
	11b) Could development help to minimise emissions of greenhouse gases?	In part	

12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	<p>Comments: Site is well located for public transport, both bus and Metro, and is within 1km of both Monkseaton and Whitley Bay centres. With the scale of potential development likely to be limited to existing footprint of development it will not be sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage.</p> <p>Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process.</p> <p>RAG outcome: Green</p>
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	<p>Comments: Site is not a protected wildlife site nor is it near one. Although in part a greenfield site it is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment.</p> <p>Mitigation: n/a</p> <p>RAG outcome: Green</p>
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	<p>Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth.</p> <p>Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help</p>
	14b) Can development help to minimise waste generation?	In part	

			ensure reduced levels of construction and demolition waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	No	Comments: This site is designated as open space and development here would result in it being lost. The site is not located within the Green Belt. It is also within the 300m catchment of green space, which is of an acceptable standard. However, loss of this green space would see other areas falling out of a suitable catchment. Mitigation: Replacement open space would need to be found within the same area of the borough and/or a meaningful amount of green space retained within the site as part of any development. RAG outcome: Amber
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	Comments: This site is located in an established mid to late twentieth century housing development. The site does provide a break in the townscape, but housing on this site would not be out of keeping with the surrounding area and would be continuation of the current development. There are no heritage constraints on this site. Mitigation: Amber
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	

			RAG outcome: Amber
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding?	No	Comments: Reported flooding off site to the east and south east. EA map shows that the site is prone to surface water flooding events due to topography.
	If no, which type?	Groundwater	
	17b) Is the site free from historic recorded flood events?	Yes	Mitigation: SuDS system would have to integrate with the watercourse to the north. RAG outcome: Amber
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	No	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	In part	Comments: Greenfield site.. Site potentially contaminated.
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation. RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	Yes	Comments: No increase in noise levels.
	19b) Would development avoid creation of noise pollution?	n/a	

			Mitigation: N/A
			RAG outcome: Green
Modification reduces developable area but continues to result in development on currently open space. Whilst number of homes is reduced overall scale of reduction does not affect overall significant effects of the development.			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM475	79 to 83	Policy S4.3	Policies Map and Site 140 – site boundary amended to reflect additional area and to increase yield from 7 to 10 homes. Also reflected in update to Policy S4.3 (MM174). Map 12 to amend the boundary of site 140 Former Dudley Miner’s Welfare to take in small vacant site to the south at East View.
Site number 140, SHLAA ref: 422, Former Dudley Miners Welfare Centre		Potential Use 1) Residential	
Total Site Area (ha): 0.17		Ward: Weetslade	
ECONOMIC			
1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.	1a) Would development protect and enhance the vitality and viability of existing employment areas and/or town centres?	n/a	Comments: Housing development here would have no direct significant effects on the above objective. Mitigation: n/a RAG outcome: Not Applicable
	1b) Would development support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	n/a	
	1c) Would development support economic development in areas that are easily accessible by sustainable transport?	n/a	
	1d) Provide a variety of employment land and mixed use development sites to support a varied and robust economy?	n/a	
2. To increase the diversity and quality of jobs.	2a) Will development provide and/or support a range of employment opportunities over the plan period?	Yes	Comments: An increase and diversification in population would support employment opportunities. Jobs created/supported in the housebuilding industry. Mitigation: n/a RAG outcome:

			Green
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.	3a) Is the site located within one of the more deprived areas of the borough?	No	Comments: Residential development will support jobs in construction and related industries and also bring new residents to sustain the prosperity of the area. Mitigation: n/a RAG outcome: Green
	3b) Would development help to add to the economic prosperity and potential of the local area?	Yes	
	3c) Is the site well located for existing employment opportunities locally or through the sustainable transport network?	Yes	
	3d) Would development provide employment development and jobs in a location where there is currently a shortage?	n/a	
4. To develop further a sustainable tourism sector.	4a) Will development contribute to growth in tourist facilities and jobs?	n/a	Comments: No link to tourism.
			Mitigation: n/a
			RAG outcome: Not Applicable
5. To improve access to a wide range of education and training opportunities.	5a) Is there spare capacity at nearby primary and secondary schools to accommodate anticipated growth?	in part	Comments: Schools may have to grow to accommodate growth. All development has the potential to contribute to growth in local skills and knowledge. Mitigation: n/a RAG outcome: amber
	5b) Will site development provide for training opportunities and skills development in the local community?	In part	
	5c) Will development provide and support high quality education facilities?	In part	
	5d) Is there ease of access to existing educational facilities?	yes	
SOCIAL			
6. Housing Needs - To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.	6a) Will development help to provide a range of house types and sizes to meet the local identified needs of all the community?	Yes	Comments: Residential development on site will help to deliver new homes to meet identified needs for the borough including meeting needs for affordable housing. Mitigation: RAG outcome: Green
	6b) Will development contribute towards an adequate supply of affordable housing?	Yes	
7. To create harmonious, crime free	7a) Would the development reduce fear of crime, the incidence of crime and anti-social behaviour?	In part	Comments: This is a previously developed site that now has

neighbourhoods with strong identities and high levels of participation in community activities.	7b) Will the development create a quality environment in which to live and/or work?	Yes	the appearance of a greenfield site. The development of this vacant site for residential development would bring about a benefit to the existing local community and reduce the fear of anti-social behaviour
	7c) Will the development encourage the involvement of local people in community activities?	In part	Mitigation: Ensure sufficient community facilities within or near the development to allow for community participation, such as open space, play facilities, schools.
	7d) Will the development enable investment in areas suffering from high crime and/or poor living environments?	n/a	RAG outcome: Green
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.	8a) Is there capacity to accommodate new growth in nearby healthcare facilities?	No	Comments: Some contributions may be required to increase the capacity of nearby healthcare facilities but built sports facilities are within a suitable catchment. Accessible green space is within the suitable catchment of 300m but it is of particularly poor quality. Mitigation: Ensure contributions for healthcare facilities and establishment of usable green space. RAG outcome: Amber
	8b) Is the site well located in relation to established green infrastructure, open space and built sports facilities to promote active and healthy lifestyles?	In part	
	8c) Would development avoid loss of existing open space?	YesYes	
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.	9a) Are there a range of facilities and services in the vicinity to support potential growth from the development?	Yes	Comments: Within 250m of a variety of services and facilities and services to meet the needs of future residents and bus stops also within 250m of the site. Mitigation: -Green RAG outcome: Green
	9b) Is the site easily accessible and well served by public transport?	Yes	
ENVIRONMENTAL			
10. To maintain and improve the quality of ground and surface	10a) Is the site near a suitable watercourse or water body in order to assist with drainage issues?	In part	Comments: Surface water to be captured and controlled within site
	10b) Is the site free from any known drainage constraints?	In Part	

waters.	10c) Would development on this site avoid risk the quality of any watercourse or water body?	In Part	Mitigation: Suds attenuation ponds to filter surface water before it exits site. RAG outcome: Amber
	11. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.	11a) Could development minimise and be resilient to impacts of climate change? 11b) Could development help to minimise emissions of greenhouse gases?	In part No
12. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.	12a) Is the site easily accessible and well served by public transport, walking and cycle routes?	Yes	Comments: Site is excellently situated for bus services but is remote from the Metro. Although distant from a district centre there are a good range of services and facilities offered locally in Dudley. Scale of potential development not sufficient to have any significant impact upon the strategic network. Local impact of development to be assessed through work at planning application stage. Mitigation: Work to continue to promote an integrated public transport system. Ensure any local issues with regard to access and network capacity are resolved through the planning application process
	12b) Is there a range of services and facilities within a reasonable distance?	Yes	
	12c) Is existing transport infrastructure sufficient to accommodate growth?	Yes	

			RAG outcome: Green
13. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species.	13a) Would development avoid potential damage to designated wildlife sites?	Yes	Comments: Site is not a protected wildlife site nor is it near one. It is not considered that it hosts a significant habitat or ecological landscape that would be fragmented by redevelopment. Mitigation: n/a RAG outcome: Green
	13b) Would development avoid fragmentation of habitats and/or landscapes?	Yes	
14. To reduce waste and improve waste management by encouraging re-use, recycling and composting.	14a) Is there capacity in existing waste management facilities to deal with new development?	Yes	Comments: The Council's existing municipal waste contracts are of sufficient capacity to accommodate growth. As the site has been cleared for some time the net impact on waste generation from the site will increase. Mitigation: Encourage reuse and recycling of construction waste. Good design and planning should help ensure reduced levels of construction waste. Adequate and well located waste storage and recycling facilities should be planned into the design to reduce waste during the life of the development. RAG outcome: Amber
	14b) Can development help to minimise waste generation?	No	
15. To maintain and enhance areas of Green Belt and network of multifunctional green infrastructure as a community.	15a) Would development avoid the loss of designated open space?	Yes	Comments: The site is not designated as open space or located within the Green Belt. It is also within the 300m catchment of accessible greenspace, however it is only of low value and quality. Mitigation: High quality, accessible greenspace should be included as part of any new development scheme. RAG outcome:
	15b) Would development avoid any impact upon areas of Green Belt?	Yes	
	15c) Would the site afford sufficient access to existing green space?	In part	

			Green
16. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.	16a) Does the development help to protect, conserve or enhance heritage assets?	n/a	<p>Comments: The site is located within the north west of the area. To the north is an employment area, but otherwise there is a recent housing development to the east and traditional terraced houses leading up to it from the south. The street feels very low density with other individual units detached from one another. The site is currently vacant, so development here would be an improvement. It will need to appropriately reflect the surrounding area in order to have a positive impact.</p> <p>Mitigation: Amber</p> <p>RAG outcome: Amber</p>
	16b) Would the development avoid having a significant impact on the Borough's landscape character?	In part	
17. To reduce Flood risk to people and property.	17a) Is the site free from any source of flooding? If no, which type?	In Part	<p>Comments: No known flood issues.</p> <p>Mitigation: Suitable SuDS system installed.</p> <p>RAG outcome: Green</p>
	17b) Is the site free from historic recorded flood events?	Yes	
	17c) Will this site avoid flooding elsewhere? (i.e. downstream from historic flooding incidents or an area of identified flood risk)	In Part	
18. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.	18a) Will the site bring contaminated land back into beneficial use?	n/a	<p>Comments: Greenfield site potentially contaminated but would help to avoid the loss of the best and most versatile agricultural land. Air quality assessment, Contamination assessment and gas assessment required.</p> <p>Mitigation: A detailed site investigation must be carried out to establish if the site is contaminated and if so determine the implication for residential development. Need to show how development will be protected against the possibility of land fill gas. Site investigation and assessment to test for the</p>
	18b) Would development avoid potential increase to levels of contamination?	In part	
	18c) Would development avoid the loss of the best and most versatile agricultural land?	Yes	

			presence and likelihood of gas emissions. Design and construction must take account of any results from site investigation.
			RAG outcome: Amber
19. To reduce noise pollution.	19a) Would development be free from potential risk of noise pollution?	In part	Comments: No increase in noise levels. Noise assessment required.
	19b) Would development avoid creation of noise pollution?	n/a	Mitigation: Design and layout techniques which include sound insulation for eligible properties.
			RAG outcome: Green
Modification reduces developable area but continues to result in development on currently open space. Whilst number of homes is reduced overall scale of reduction does not affect overall significant effects of the development.			
Effect of modification	Overall the changes to Policy S4.3 change text to reflect updates to relevant evidence. Some comments have been updated in relation to Site 111 but the alterations that have been considered here to boundary and capacity of previously proposed Local Plan allocations are of a relatively small scale and do not introduce changes to the potential significant effects of the proposals.		

S4.4(a) Murton Strategic Allocation Concept Plan and S4.4(b) Killingworth Moor Concept Plan			
Modification			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM182	92	Policy S4.4 (a) Murton Strategic Allocation Concept Plan	<p>A strategic allocation Strategic Allocation is identified at Murton (Sites 35 to 41) to secure the delivery of approximately 3,000 homes during the plan period in a mix of housing tenures, types and sizes informed by available evidence of the housing needs of the Borough borough, and convenience retail provision of approximately 1,000m² net sqm.</p> <p>The key principles for development of the Murton strategic allocation are illustrated on the Policies Map through an indicative Concept Plan concept plan, to be delivered where necessary in accordance with the requirements of the Infrastructure Delivery Plan, include provision of:</p> <ul style="list-style-type: none"> a. New housing, retail and community facilities in the general development locations identified; and, b. Primary and secondary access points suitable to accommodate evidence based traffic flows to, from and

			<p>through the sites as appropriate; and,</p> <p>c. Strategic transport route connecting Earsdon by-pass with New York Road and Norham Road; <u>and</u></p> <p>d. Education provision delivered in agreement with the Local Education Authority, at locations indicatively or identified on the Policies Map, providing a primary school located broadly to the south west of the site; <u>and</u></p> <p>e. A network of green and blue infrastructure that:</p> <ol style="list-style-type: none"> i. Enables provision of strategic open space breaks to avoid the joining together of Shiremoor with Monkseaton, whilst integrating with existing communities; and, ii. Provides safe and secure cycle and pedestrian links through the site that ensure appropriate connectivity with the existing network; and, iii. Retains, connects and enhances the <u>local, national and international biodiversity of each site</u>; and, iv. Retains and enhances any important hedgerows or trees; and, v. Provides well-integrated and strategic green spaces for recreation <u>which includes 'Suitable Accessible Natural Green Space' (SANGS)</u>; and, vi. Incorporates sustainable drainage systems.
<p>Two key changes included above include clarification that retail provision is a net floor area. Reflecting the conclusions of the Habitat Regulations Assessment (HRA) it is clarified that regard should be had to local, national and international biodiversity. Further responding to the HRA reference to SANGS mitigation as part of the proposals at Murton Gap is included.</p>			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM187	94	Policy S4.4 (b) Killingworth Moor Strategic Allocation Concept Plan	<p>A strategic allocation Strategic Allocation is identified at Killingworth Moor (Sites 22 to 26) to secure the delivery of approximately 2,000 homes during the plan period in a mix of housing tenures, types and sizes, informed by available evidence of the housing needs of the Borough borough, convenience retail provision of approximately 500m² net sqm and 17 hectares of employment land.</p> <p>The key principles for development of the Killingworth Moor strategic allocation are illustrated on the Policies Map through an indicative Concept Plan concept plan, to be delivered where necessary in accordance with the requirements of the Infrastructure Delivery Plan, include provision of:</p> <ol style="list-style-type: none"> a. New housing, employment, retail and community facilities in the general development locations identified; and, b. Primary and secondary access points suitable to accommodate evidence based traffic flows to, from and through the sites as appropriate; and, c. Strategic transport route connecting Killingworth Way with Great Lime Road; and, d. Education provision delivered in agreement with the Local Education Authority, at locations indicatively identified on the Policies Map providing a primary and secondary school located broadly to the south east of the site; <u>and</u>,

- e. A network of green and blue infrastructure that:
 - i. Enables provision of strategic open space breaks to avoid the joining together of Killingworth with Forest Hall and Palmersville, whilst integrating with existing communities; and,
 - ii. Provides safe and secure cycle and pedestrian links through the site that ensure appropriate connectivity with the existing network; and,
 - iii. Retains, connects and enhances the biodiversity of each site; and,
 - iv. Retains and enhances any important hedgerows or trees; and,
 - v. Provides well-integrated and strategic green spaces for recreation; and,
 - vi. Incorporates sustainable drainage systems.

Two key changes included above include clarification that retail provision is a net floor area

SA Objective	Implementation of Proposed Policies			Without implementation of Proposed Policies			Implementation	Existing	Comment	
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation		
		S	M		L	S				M
1	G	G	G	G	A	A	A	A		The economy of the Borough is supported by house building and a strong local workforce. The proposed numbers of residents associated with the allocations supported in these policies are derived from analysis that includes consideration of growing and supporting the local workforce and the provision of employment land on the Killingworth Moor site.
2	G	G	G	G	A	A	A	A		
3	G	G	G	G	A	A	A	A		
4	A	A	A	A	A	A	A	A		No direct link.
5	G	G	G	G	A	A	A	A	Need to monitor education facilities and	Policies include the need to deliver sufficient school facilities as part of the sites delivery. This provision, along with

									ensure sufficient are provided to meet the needs of the population over time.		all school provision, will need to be monitored over time to ensure all needs are being met. Higher education/training opportunities in the Borough will require monitoring too.
6	G	G	G	G	R	R	R	R			Policies directly support this objective. Without these policies, housing need in the Borough would not be addressed. There is no alternative.
7	G	G	G	G	A	A	A	A	Ensure communities are involved in the planning process including any masterplans drawn up for the sites.		Policies identify the role that good design can play in creating harmonious communities. Policies consider transport/movement links to ensure communities are linked to the wider area. Policies recognise the benefits of retaining existing settlements thus retaining community identity, whilst linking new homes to those settlements.
8	A	A	G	G	A	A	A	A	Need to monitor health facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.		Cycle and pedestrian links, and green infrastructure within the sites are supported in the Policies, which supports recreation and healthy lifestyles. The Policies require that community facilities are delivered as part of any development. This will require monitoring over time.
9	A	A	G	G	A	A	A	A	Need to monitor community facilities and ensure sufficient are provided to meet the needs of the population in line with any new housing.		Policies require that access and transport is correctly considered and delivered as part of any development to allow for good access within the sites and beyond. The Policies require that community facilities are delivered as part of any development. This will require monitoring over time.

10	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect water quality. However, the Policies require that flood risk and water quality is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development.
11	R	A	A	A	A	A	A	A	Ensure adequate mitigation/design solutions are included within masterplans.		All development has the potential to affect climate change. The sites together have the potential to generate and increase in traffic; however, the policy requires that access and sustainable transport is correctly considered and delivered as part of any development. The Policies require appropriate remediation and mitigation regarding air quality. Other policies in the Plan regarding pollution and design seek for the management of harmful emissions and the incorporation of design solutions to moderate heat. This could be explored further in any following masterplans.
12	G	G	G	G	R	A	A	A		Ensure sustainable transport options are made available should development occur in other locations.	Policies direct large site allocations to the urban area of the Borough and so makes use of existing infrastructure. Without the policy, it could result in larger scale development in locations without this infrastructure. Policies require that access and transport are correctly considered and delivered as part of any development to allow for good access within the sites and beyond. Policy supports a new road within the Green Belt. This road is envisaged to relieve wider traffic congestion in the Borough.
13	R	A	A	G	R	A	A	A	MODS UPDATE - Include adequate	Ensure appropriate mitigation as part of	These sites are not designated for their biodiversity or geodiversity quality.

									reference to safeguarding international biodiversity and propose mitigation including SANG as part of development.	any development.	<p>However, it is recognised that they, in parts, do contribute to the Borough's ecological network. The policy aims for development to retain, enhance, connect and increase the biodiversity of each site and incorporate a high amount of open space to facilitate this. Without this policy, there is less opportunity to manage where and how homes are developed, and the risk to the ecological network would be potentially worse.</p> <p>MODS UPDATE – Assessment for implementation of policy adjusted on further evidence that development at Murton without appropriate mitigation has been considered by HRA to potentially impact upon Northumberland Coast SPA.</p>
14	R	A	A	A	A	A	A	A	Ensure adequate mitigation/design solutions are included within masterplans.		All development has the potential to increase waste. Other policies in the Plan regarding waste management and design seek for the correct approach to waste management in new developments. This could be explored further in any following masterplans.
15	A	A	A	A	R	A	A	A		Ensure appropriate incorporation of green space as part of any development.	The Policies direct development to open space. However, the land is not Green Belt, designated for biodiversity reasons or publically accessible. The policy does support the development of a new road within the Green belt. Essential transport infrastructure is seen as acceptable Green Belt development. The policy supports the incorporation of a high amount of green space for biodiversity and recreation. Without this policy, there is less opportunity to manage where and

											how sites are developed.
16	A	G	G	G	A	A	A	A	Ensure high standards of design are adequately explored as part of the masterplan process.		Much of the sites have an open character that will be compromised somewhat by development. The Policies expect that proposals are informed by a heritage management strategy and a landscape and visual amenity impact assessment. These will ensure that those elements of the area that are special will be appropriately considered in the development, and that opportunities to create new communities with local distinctiveness and sense of place are created.
17	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However, the policy requires that flood risk and water quality is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development. This includes the corporation of sustainable drainage systems.
18	A	A	A	A	A	A	A	A			This Policies relate to development on agricultural land. The sites however include only minor pockets of the best quality agricultural land.
19	A	A	A	A	A	A	A	A			Development has the potential to create noise and be sensitive to it. However, the policy requires that noise is appropriately remediated and mitigated to avoid any harmful impacts that could arise from the development.
Conclusion	<p>Local planning authorities need to plan for the number of homes they will need in the future. These two sites are required to deliver those homes. This policy supports those allocations and the investigations that have informed concept plans for the allocations. It sets out the requirements of a masterplan that should accompany any planning application for the sites. The policy recognises the issues that could arise from development, especially environmental, and sets out steps to overcome such issues. It also recognises opportunities to make positive social, economic and environmental contributions as part of the</p>										

	new developments. The Policies, and the concept plans that accompany it, is a sustainable approach to delivering the required homes for North Tyneside. Not having the policy and accompanying concept plan (and later, masterplan) could see development occur at these sites in a manner that is not sustainable.
Effect of modification	The SA results in a change to the effect of proposed development upon biodiversity and geodiversity. This relates initially to updated evidence following completion of the original SA and submission of comments from Natural England . Proposed modifications ensure that appropriate mitigation is in place to respond to this revised evidence.

DM4.6 Range of Housing Types and Sizes			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM216	103	Policy DM4.6	<p>To ensure that new residential development provides a mix of homes, to meet current and future demand, and to create sustainable communities, applications for new housing development will be considered with regard to the Council's most up-to-date evidence, including housing need and local housing market conditions.</p> <p>To widen the overall housing offer in North Tyneside and meet identified demand, the provision of executive housing will be encouraged in suitable locations, as long as this does not compromise the Council's overriding objective to secure the delivery of affordable housing. For the purpose of this <u>Policy</u>, executive housing is defined as:</p> <ol style="list-style-type: none"> Detached properties; At densities of no more than 15 <u>up to 22</u> dwellings per hectare <u>of net development area</u>; and, Of four or more bedrooms. <p>These homes will be either:</p> <ol style="list-style-type: none"> Valued at council tax Band G and above; or, Valued, at first sale, in the upper 10% of current house prices within Tyne and Wear. <p>To widen the overall housing offer in North Tyneside and meet identified demand for self-build development (including community self-build), applications for self-build housing will be supported in appropriate locations. Such schemes should:</p> <ol style="list-style-type: none"> Demonstrate high quality design, employing innovative approaches throughout; Provide for suitable linkages to infrastructure and facilities; <u>and</u>, Include a design framework to inform the detailed design of the individual units, where more than one self-build unit is proposed in a single site location.

For housing developments over 200 homes, the Council will encourage applicants to consider (where economically viable) opportunities to set aside a proportion of the site's net developable area of the site for custom and self-build self-build housing.

The modification adjusts the effective density of schemes that would be considered as “large executive” in nature from 15 dwellings per hectare to 22 dwellings per hectare. Further amendments represent minor spelling, grammar and punctuation changes only.

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

11	A	A	A	A	A	A	A	A		No direct effect
12	A	A	A	A	A	A	A	A		No direct effect
13	A	A	A	A	A	A	A	A		No direct effect
14	A	A	A	A	A	A	A	A		No direct effect
15	A	A	A	A	A	A	A	A		No direct effect
16	A	A	A	A	A	A	A	A		No direct effect
17	A	A	A	A	A	A	A	A		No direct effect
18	A	A	A	A	A	A	A	A		No direct effect
19	A	A	A	A	A	A	A	A		No direct effect
Conclusion		The delivery of larger homes is seen as having a neutral effect in the main, with positive impacts on housing delivery and the economy through attracting more affluent residents. Evidence indicates that there is a demand for such properties in the Borough and so having a policy that can ensure the managed delivery of these homes is seen as a positive approach.								
Effect of modification		The modification has the effect of expanding the potential range of proposals that might be delivered in accordance with the policy. The overarching impact of the policy is not considered to change the likely significant effect of the policy.								

DM4.7 Affordable Housing			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM223	106	Policy DM4.7	<p>To meet the a Borough-wide target for at least the Council will seek 25% of all new homes to be affordable in perpetuity, on new housing developments of 10 or more dwellings and gross internal area of more than 1000m², or on sites of 0.5 ha or more, must provide a the maximum proportion of affordable housing to support delivery of the Borough-wide target, taking into consideration specific site circumstances and economic viability. Developments will be required to provide a mix of affordable housing for rent and intermediate housing, based on the most up-to-date evidence of local need. <u>Where necessary, to assist the viability of proposals, a flexible approach to the tenure mix of affordable housing provision will be considered by the Council.</u></p> <p>In all but the most exceptional cases the Council will require affordable housing provision to be made on-site. Where alternative off-site affordable housing provision or a commuted sum is proposed it must be demonstrated that:</p> <ol style="list-style-type: none"> All options for securing on-site provision of affordable housing have been explored and exhausted; and, Where off-site affordable housing is to be provided the amount of affordable housing would be <u>broadly equivalent in value to, or greater than, the amount that</u> the amount that <u>which</u> would be viable if the provision was made on-site; or,

c. Where a Commuted Sum is to be provided it will be broadly equivalent to, ~~or greater than, the amount that which~~ would be viable if the provision was made on-site.

Proposals for the delivery of affordable housing schemes (such as those submitted by the Council and Registered Providers) that make a contribution towards North Tyneside's overall assessed needs for affordable housing will be supported.

The policy modification clarifies that the Council will seek 25% of homes to be affordable from market led schemes and adjusts the site threshold in accordance with updated planning practice guidance. Additionally the policy incorporates confirmation that the Council is flexible in relation to the tenure of affordable homes provided whilst off site contributions are clarified as equivalent in terms of value rather than equivalent to or greater than.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment		
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation			
		S	M		L	S				M	L
1	A	A	A	A	A	A	A		No direct link		
2	A	A	A	A	A	A	A		No direct link		
3	A	A	A	A	A	A	A		No direct link		
4	A	A	A	A	A	A	A		No direct link		
5	A	A	A	A	A	A	A		No direct link		
6	A	A	A	A	R	G	G	G	The only mitigation would be to increase the target.	Alternative would be to provide for the whole assessed need (around 75%).	Although the policy is requiring affordable homes, the required percentage is much lower than the assessed need.
7	G	G	G	G	R	G	G	G		Alternative would be to not allow any off-site provision.	Integrating affordable housing into private housing developments creates more harmonious neighbourhoods, avoids isolation by tenure and 'ghettos' of social rented. Removing the policy would mean a lack of affordable accommodation, pushing people into poverty and having a negative impact on a harmonious neighbourhood

8	A	A	A	A	A	A	A	A			No direct link
9	G	G	G	G	R	G	G	G		Alternative would be to not allow any off-site provision.	Integrating affordable housing into private housing developments allows everyone equal access to community facilities
10	R	G	G	G	A	A	A	A	At application stage ensure community understand the benefits of mixed neighbourhoods		Integrating affordable housing into private housing developments would create more rounded communities. However, the perception of affordable housing can cause tensions. Removing the policy could lead to no affordable housing or affordable housing delivered on isolated sites. This would not help community identity.
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion	The policy generally has a neutral to positive effect. Affordable housing can have negative social connotations and so this must be managed. Without the policy it would be difficult to secure the necessary affordable housing that the Borough needs. This would not be in compliance with NPPF.										
Effect of modification	The modifications support the effective implementation of the policy but make no or limited change to the scale of affordable homes that would be delivered – retained at 25%. As a result the overall significant effect of the policy is considered to remain unchanged.										

DM4.9 Housing Standards											
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification								
MM464	109	Policy DM4.9	<p>To ensure that new homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, <u>from the 1 October 2018</u> the following standards will apply, subject to site viability:</p> <p>Accessibility of homes</p> <p>Market Housing</p> <p>a. For all new housing developments, <u>excluding low-rise non-lift serviced flats</u>, all <u>50%</u> of homes are to meet building regulation M4 (2) – “<u>Category 2 - accessible and adaptable dwellings</u>”.</p> <p>Affordable Housing</p> <p>b. For all new housing developments, <u>excluding low-rise non-lift serviced flats</u>, 90% of homes should meet building regulation M4(2) “accessible and adaptable dwellings”.</p> <p>c. For all new housing developments, 10% of all new homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (2) (a) will apply, to allow simple adaptation of the dwelling to meet the future needs of wheelchair users.</p> <p>Internal Space in a Home</p> <p>d. All new homes, both market and affordable, will meet the Government’s Nationally Described Space Standards (NDSS).</p>								
<p>Responding to concerns regarding the impact upon viability of requiring all market homes to be M4 (2) – a revised proportion has been identified. This is shown to bring about an improvement in the viability of development within a Viability Assessment Sensitivity Test 2016. Further responding to concerns regarding viability and the requirement for applicants to plan in the changes that required a delayed commencement for introduction of accessibility and space standards is introduced. Change also made to exclude low rise non-lift serviced flats to accord with the PPG.</p>											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A		No direct effect	
2	A	A	A	A	A	A	A	A		No direct effect	

3	A	A	A	A	A	A	A	A			No direct effect
4	A	A	A	A	A	A	A	A			No direct effect
5	A	A	A	A	A	A	A	A			No direct link
6	G	G	G	G	A	A	A	A			Policy aims to improve the supply of housing in the Borough that can meet the needs of all.
7	G	G	G	G	A	A	A	A			The policy aims for all members of community to have the opportunity to live in a home that is better suited to their needs. This could lower the possibility of people moving away from their locale to find more suitable accommodation and will help keep communities together.
8	G	G	G	G	A	A	A	A			Better designed homes can see the avoidance a physical injury. The ability for people to live independently in their own homes is positive for mental health.
9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct effect
11	A	A	A	A	A	A	A	A			No direct effect
12	A	A	A	A	A	A	A	A			No direct effect
13	A	A	A	A	A	A	A	A			No direct effect
14	A	A	A	A	A	A	A	A			No direct effect
15	A	A	A	A	A	A	A	A			No direct effect
16	A	A	A	A	A	A	A	A			No direct effect
17	A	A	A	A	A	A	A	A			No direct effect
18	A	A	A	A	A	A	A	A			No direct effect
19	A	A	A	A	A	A	A	A			No direct effect
Conclusion		A generally neutral policy, but positive in its aim to provide the housing types required for all members of the community in the Borough, and the affects this could have on community cohesion and health. The figures in the policy are informed by evidence,									

	as set out in national guidance. These standards are optional but as North Tyneside has the evidence to indicate that such standards are justified, the alternative of not having the policy is not seen as reasonable.
Effect of modification	There are no changes to the SA following the modifications. Although there has been changes to the percentage of accessible homes and some additions and deletions in the policy text that mean the degree to which housing delivery will contribute towards the provision of accessible homes, the policy would continue to deliver an overall uplift in accessible and adaptable housing delivery that would both improve upon the existing position and is does not significantly differ in terms of its significant effects for the Borough as a whole.

DM4.12 Provision for Gypsies, Travellers and Travelling Showpeople											
Exam Mod Ref	Page Number	Policy/Site /Para/Fig			Text with Proposed Modification						
MM239	113	Policy DM4.12			Proposals for additional sites for the travelling community sites, or for the expansion of existing sites, will be permitted where all of the following criteria can be met: <ul style="list-style-type: none"> a. The necessary infrastructure services could be made available; b. The proposed site is accessible to education, health and other community facilities; c. The proposal is adequately justified through robust evidence of need for additional Gypsy and Traveller pitches; and, d. The proposal has demonstrated that it accords with all other relevant the policies within this Local Plan. 						
Relatively minor amendments to word within the policy enhancing reference to policy being for both additional and expansion of any existing sites.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct effect.
2	A	A	A	A	A	A	A	A			No direct effect.
3	A	A	A	A	A	A	A	A			No direct effect.
4	A	A	A	A	A	A	A	A			No direct effect.
5	G	G	G	G	A	A	A	A		Identify a site near facilities. However, at present there is no evidenced need for this.	Policy looks to ensure sites would have access to educational facilities.

6	G	G	G	G	R	A	A	A		Alternative is to identify a site. However, at present there is no evidenced need for this.	Policy is trying to improve the mix of housing in the borough and provide for a particular user.
7	A	A	A	A	A	A	A	A			No direct link.
8	G	G	G	G	A	A	A	A		Alternative is to identify a site near facilities. However, at present there is no evidenced need for this.	Policy looks to ensure sites would have access to health facilities.
9	G	G	G	G	A	A	A	A		Alternative is to identify a site near facilities. However, at present there is no evidenced need for this.	Policy looks to ensure sites would have access to community facilities.
10	A	A	A	A	A	A	A	A			No direct effect.
11	A	A	A	A	A	A	A	A			No direct effect.
12	A	A	A	A	A	A	A	A			No direct effect.
13	A	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site.		Policy sets out that sites should have no adverse impact on biodiversity.
14	A	A	A	A	A	A	A	A			No direct effect.
15	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site		By not identifying a site, applications may come forward in inappropriate locations.
16	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes		By not identifying a site, applications may come forward in inappropriate locations.

									forward in advance of a site.		
17	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site.		By not identifying a site, applications may come forward in inappropriate locations.
18	R	G	G	G	A	A	A	A	Other policies within the LP should offer protection when an application comes forward in advance of a site.		By not identifying a site, applications may come forward in inappropriate locations.
19	A	A	A	A	A	A	A	A			No direct effect
Conclusion		Policy gives support to homes (if needed) and would steer a site towards a sustainable location that has infrastructure, is close to facilities and aims to have no adverse impact on biodiversity. The alternative of not having this policy could potentially result in sites that are not sustainable in their location and impacts, which would not be acceptable.									
Effect of modification		No changes to the significant effects of the policy are considered to arise as a result of the modification.									

Policy DM5.2 Protection of Green Infrastructure			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM247	116	Policy DM5.2	<p>The loss of any part of the green infrastructure network will only be considered in the following exceptional circumstances:</p> <ol style="list-style-type: none"> where <u>Where</u> it has been demonstrated that the site no longer has any value to the community in terms of access and function; or <u>or</u> If it is not a designated wildlife site or providing important biodiversity value; or <u>or</u> <u>If</u> it is not required to meet a shortfall in the provision of that green space type or another green space type; or <u>or</u> <u>The proposed development would be ancillary to use of the green infrastructure and the benefits to green infrastructure would outweigh any loss of open space.</u>

		<p>Where development proposals <u>are considered to meet the exceptional circumstances above, permission will only be granted where alternative provision, equivalent to or better than in terms of its quantity and quality, can be provided in equally accessible locations that maintain or create new green infrastructure connections.</u> could adversely affect green infrastructure, permission will only be granted where:</p> <p>d. alternative provision, equivalent to or better than in terms of its quantity and quality, can be provided in equally accessible locations which maintains or creates new green infrastructure connections; or</p> <p>e. the proposed development would be ancillary to use of the green infrastructure and the benefits to green infrastructure would outweigh any loss of open area.</p> <p>Proposals for new green infrastructure, or improvements to existing, should seek net gains for biodiversity, improve accessibility and multi-functionality of the green infrastructure network and not cause adverse impacts to biodiversity.</p>
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The policy has been re ordered with some wording changes to improve clarity. There have been no changes to the aims and requirements of the policy.

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach				
		S	M	L		S	M			
1	R	A	A	A	A	A	A	Ensure employment land is found elsewhere on suitable and viable sites.	Only alternative is to not protect green space which is not reasonable.	Protecting and enhancing green space could reduce the amount of available employment land. However, it also improves the image of the Borough which will encourage investment and provides an important resource for workers
2	R	A	A	A	A	A	A			Not providing protection would negatively affect the attractiveness of the borough; the most attractive areas of employment are those with green areas.
3	R	A	A	A	A	A	A			

4	G	G	G	G	R	A	A	A			Protecting the green space will ensure sense of place and local identity making the area attractive to tourism.
5	A	A	A	A	A	A	A	A			Green Infrastructure can be a good educational resource, but on the whole, there is little relationship.
6	R	A	A	A	G	G	G	G	Find more suitable and viable sites that will not affect the local green infrastructure.	Alternative is to not protect green space which is not reasonable.	Reduction in the potential for new housing sites with varying types.
7	G	G	G	G	R	A	A	A			Protecting the green infrastructure creates a sense of local identity and sense of place, bringing the community together.
8	G	G	G	G	R	A	A	A			Implementation of the policy would provide protection of the open spaces which can help residents adopt a healthy lifestyle.
9	A	A	A	A	A	A	A	A	Ensure alternative options are found for community facilities and services that are suitable and viable.		Green spaces themselves are an important community facility. However, protection can result in reduction of sites for other community facilities
10	G	G	G	G	A	A	A	A		Alternative is to not protect green space which is not reasonable.	Green space allows for good natural drainage
11	G	G	G	G	R	A	A	A			Implementing the policy provides a way for North Tyneside to react to the impacts of climate change. Maintaining green infrastructure means the reduction in air pollution.
12	G	G	G	G	R	A	A	A			Green spaces provide a more pleasant walking environment which

											would encourage walking and cycling.
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
14	A	A	A	A	G	G	G	G	Find more suitable sites for waste management.		If the policy is implemented it will not have a negative affect on waste management but could result in the loss of potential waste management sites. Not implementing the policy could result in waste disposal developments arising on the site and the loss of important green infrastructure.
15	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective.
16	G	G	G	G	R	A	A	A			Preserving green space works hand in hand with preserving and enhancing the local landscape character whilst also strengthening local distinctiveness and sense of place.
17	G	G	G	G	R	A	A	A			Preventing development and preserving the natural landscape can act as a natural flood barrier. Natural soils can act to absorb excess surface water therefore reducing the potential impact from flooding.
18	G	G	G	G	R	R	R	R			Policy supports this objective by protecting the green network and directing development to brownfield sites.
19	G	G	G	G	R	A	A	A			Green spaces can act of barriers to noise pollution.

Conclusion	Protecting green infrastructure lessens the land availability for economic and housing growth. However, there are many social and environmental positives. Plus green infrastructure has economic benefits too. To not protect green infrastructure is not considered a reasonable alternative.
Effect of modification	The modifications changed the wording of the policy, not the aims. Therefore, there have been no changes to the SA.

Policy DM5.5 Managing effects on Biodiversity and Geodiversity

Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM254	119	Policy DM5.5	<p>.....and the wider wildlife links: and, e. Applications are accompanied by the appropriate ecological surveys that are carried out to industry guidelines, where there is <u>evidence to support</u> reason to suspect the presence of protected and priority species or habitats planning to assess their presence and, if present, the proposal must be sensitive to, and make provision for, their needs, in accordance with the relevant protecting legislation; and, .f. For all adverse impacts of the development appropriate <u>on site</u> mitigation measures, reinstatement of features, or, as a last resort, <u>off site</u> compensation to enhance or create habitats <u>must</u> form part of the proposals on or off site. <u>This must be accompanied by a management plan and monitoring schedule, as agreed by the Council.</u></p> <p><u>Proposed development on land within or outside a SSSI likely to have an adverse effect on that site would only be permitted where the benefits of the development clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the SSSI national network.</u></p> <p>Proposals located within the defined wildlife site buffer zones set out in the most up to date Green Infrastructure Strategy will be required to consider the impact of the proposed development on the designated site.</p>

Reference to management plans and monitoring schedules has been added to the policy to improve the monitoring. Emphasis added to SSSIs and reference to buffer zones was removed from the policy and added to the supporting text

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

1	R	R	A	A	G	G	G	G	Ensure alternative employment land is found on other suitable and viable sites.	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	Conservation measures can limit the amount of permitted development.
2	R	R	A	A	G	G	G	G			Conservation measures may restrict potential development of employment land.
3	R	A	A	G	G	G	G	G	Conservation measures could create a need for new jobs within that area.	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	Limiting development in order to preserve biodiversity and geodiversity could minimise employment land floor space.
4	A	G	G	G	R	A	A	A	Ensure relevant sites are well advertised and are accessible to potential visitors.	The existing areas could be better maintained.	Protecting and enhancing biodiversity and geodiversity can improve the areas appeal to tourists.
5	A	A	A	A	A	A	A	A			No direct link
6	R	R	A	A	G	G	G	G	Ensure alternative housing sites are found on other suitable and viable sites.	Encourage development that seeks to improve and enhance biodiversity and geodiversity.	By limiting development that affects designated sites the amount of available land for housing will be reduced.
7	G	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained.	The existing biodiversity and geodiversity sites could be better maintained. Introduce more opportunities for the public to become involved in the planning process.	The loss of these important areas can be detrimental to community identity.
8	A	A	G	G	R	R	R	R	Creating public pathways and cycle routes around conservation areas encourages a healthy and active lifestyle.		The loss of designated sites will mean the reduction in recreational activities.

9	A	A	A	A	A	A	A	A			No direct link.
10	G	G	G	G	R	R	A	A		Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	Any new developments will affect the ground and surface water quality unless mitigated effectively.
11	G	G	G	G	A	A	A	A		There is no direct alternative to this policy apart from implementing additional climate change policies.	Managing the impacts upon biodiversity and geodiversity allows us to adapt to climate change through the protection of flood plains for instance. Removing this policy would remove this protection.
12	A	A	A	A	A	A	A	A			No direct link
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
14	R	A	A	A	A	A	A	A	Alternative, more suitable waste management sites will be sought. Ensure any conservation features incorporate recycled/ reused materials and any waste that arises is recycled/ reused.		
15	G	G	G	G	R	R	R	R	Ensure improvements include green infrastructure.		Not implementing this policy would directly contradict this objective. There is no alternative in this case.
16	G	G	G	G	R	R	R	R	Ensure any improvements to the areas are of the highest quality.		
17	G	G	G	G	R	A	A	A		The necessary impact assessments will be	Limiting development will reduce flood risk for the area. Building

										carried out and appropriate mitigation strategies will be employed	work may have a negative impact. Assessments when applications come in should mitigate.
18	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
19	G	G	G	G	A	A	A	A			Wildlife corridors and similar projects can act as a barrier to noise pollution.
Conclusion		Protecting biodiversity and geodiversity can lessen the potential for development. However, the economic, social and environmental benefits mean that this is a sustainable policy. This policy is in line with the NPPF and an alternative would not be reasonable.									
Effect of modification		There are no changes to the SA following the modifications. Although there has been wording changes and some additions and deletions the protection offered by the policy remains and as such the SA remains unchanged.									

DM5.6 Management of International Sites			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM255	120	Policy DM5.6	<p>In accordance with European Legislation, proposals that are likely to have adverse <u>significant</u> effects on the features of internationally designated sites, either alone or in-combination with other plans or projects, will require an appropriate assessment. Proposals that adversely affect a site's integrity can only proceed where there are no alternatives, imperative reasons of overriding interest are proven and the effects are compensated. Expert advice will be sought on such proposals and, if necessary, developer contributions or conditions secured to implement measures to ensure avoidance or mitigation of, or compensation for, adverse effects. Such measures would involve working in partnership with the Council (and potentially other bodies) and could include <u>a combination of two or more of the following mitigation measures:</u></p> <ol style="list-style-type: none"> Appropriate signage to encourage responsible behaviour; Distribution of information to raise public awareness; Working with local schools, forums and groups to increase public understanding and ownership; Use of on-site wardens to inform the public of site sensitivities; Adoption of a code-of conduct; Zoning and/or seasonal restrictions to minimise disturbance in particular sensitive areas at particularly sensitive times; Specially considered design and use of access points and routes;

- h. Undertaking monitoring of the site's condition and species count;
- i. Provision of a Suitable Accessible Natural Green Space (SANGS).

~~Proposals located within the defined wildlife site buffer zones set out in the most up to date Green Infrastructure Strategy will be required to consider the impact of the proposed development on the designated site.~~

The reference to buffer zones has been removed and placed in the supporting text and words to dictate how many mitigation measures would be expected.

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A		No significant link.	
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A		It is likely that this policy will be applied almost exclusively at the coast, in connection with development that is aimed at visitors. The policy aims to ensure development can commence appropriate, but it may cause some development to be down-scaled or avoided. Overall a neutral effect.	
5	A	A	A	A	A	A	A	A		No direct link	
6	A	A	A	A	A	A	A	A		No direct link	
7	A	A	A	A	A	A	A	A		No direct link	
8	A	A	A	A	A	A	A	A		No direct link	
9	A	A	A	A	A	A	A	A		No direct link	

10	A	A	A	A	A	A	A	A			No direct link
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No significant link.
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion	This policy is in place with the aim to ensure that internationally-protected sites and species are not adversely effected by development. It performs positively in the relevant objective but has little effect on all others. It is a legal requirement to protect these sites from adverse impacts and so an alternative would not be reasonable.										
Effect of modification	There have been no direct changes to the protection and management of International Sites so the SA remains the same.										

DM5.13 Flood Reduction Works							
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification				
MM265	126	Policy DM5.13	... Council and its drainage partners to ensure any works are complementary to wider plans <u>and fairly and reasonably related in scale and kind to the proposed development.</u>				
Words added to the policy to bring it in line with NPPF							
	Implementation of Proposed Policy		Without implementation of Proposed Policy		Implementation	Existing	Comment
SA Objective	Unmitigated	Mitigated	Unmitigated	Mitigated, i.e. alternative approach	Proposed Mitigation	Proposed Mitigation	

		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			No direct link
3	A	A	A	A	A	A	A	A			No direct link
4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	G	G	G	G	R	R	R	R			Not managing flood risk in this way will have long term negative effects on the quality of water in the borough.
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	G	G	G	G	R	R	R	R			Not managing flood risk in this way will have long term negative effects to people and property.
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion	This policy will in the main have neutral effects but significant benefits in ensuring flood risk is minimised. The alternative would be to not include this policy. It is considered essential that such a policy exists to ensure that in the future flood risk is not increased. This is not a reasonable alternative.										
Effect of	The changes to the policy are not significant enough to change any outcomes of the SA.										

modification

DM5.14 Surface Water Run off			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM266	127	Policy DM5.14	<p>Applicants will be required to show, with evidence, they comply with the Defra DEFRA technical standards for sustainable drainage systems (unless otherwise updated and/or superseded).</p> <p>A reduction in surface water run off rates will be sought for all new development.</p> <p>On brownfield sites, surface water run off rates post development should be limited to a maximum of 50% of the flows discharged immediately prior to development <u>where appropriate and achievable</u>.</p> <p>For greenfield sites, surface water run off post development must meet or exceed the infiltration capacity of the greenfield prior to development incorporating an allowance for climate change.</p>

Following final consultation the term “where appropriate and achievable” was added to ensure the policy does not lead to prohibiting development.

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

8	A	A	A	A	A	A	A	A			
9	A	A	A	A	A	A	A	A			
10	G	G	G	G	A	A	G	G		Look to National Standards	Implementation of this policy ensures quality of water is managed alongside growth in the borough.
11	G	G	G	G	A	A	G	G		Look to National Standards	Policy, and the National Standards, includes the need to take into account the impact of climate change.
12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	A	A	A	A	A	A	A	A			
17	G	G	G	G	G	G	G	G			Reducing surface water run off reduces flood risk on development. This is also embedded in National Policy.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			
Conclusion		The policy is not considered to have any negative sustainability impacts. In this respect, it is not reasonable to seek an alternative approach.									
Effect of modification		No changes to the SA.									

DM5.15 Sustainable Drainage			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM267	127	Policy DM5.15	Applicants will be required to show, with evidence, they comply with the <u>Defra</u> DEFRA technical standards for sustainable drainage systems (unless otherwise updated and/or superseded)....

		<p>Discharge into the ground*₁; Discharge to a surface water body₁ Discharge to a surface water sewer₁ or₁ Discharge to a combined sewer₁</p> <p>Only in exceptional circumstances, where a Flood Risk Assessment, local site conditions, and/or engineering report show that sustainable drainage systems will not be feasible will the discharge of rainwater direct to a watercourse, surface water drain or to a combined sewer be considered.</p> <p>...Where SuDS are provided, arrangements must be put in place for their whole lifetime management and maintenance. Where appropriate SuDS should be designed and located to...</p> <p>* <u>Deep drainage structures are not suitable in the Borough due to actively managed mine water levels and raising groundwater levels.</u></p>
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Mainly wording changes but also addition of footnote noting the groundwater and minewater conditions in North Tyneside

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			Implementation of this policy ensures that the borough's water supply will be sufficient to support the desired levels of growth.
2	A	A	A	A	A	A	A	A			
3	A	A	A	A	A	A	A	A			
4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			No direct link.
6	A	A	A	A	A	A	A	A			
7	A	A	A	A	A	A	A	A			

8	A	A	A	A	A	A	A	A			
9	A	A	A	A	A	A	A	A			
10	G	G	G	G	A	A	A	A			Implementation of this policy ensures quality of water is managed alongside growth in the borough.
11	A	A	A	A	A	A	A	A			No direct link.
12	A	A	A	A	A	A	A	A			
13	A	A	A	A	A	A	A	A			
14	A	A	A	A	A	A	A	A			
15	A	A	A	A	A	A	A	A			
16	A	A	A	A	A	A	A	A			
17	G	G	G	G	G	G	G	G			Implementation of water management systems reduces flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			
Conclusion		The policy is not considered to have any negative sustainability impacts. In this respect, it is not reasonable to seek an alternative approach.									
Effect of modification		No significant changes to the policy therefore results of the SA have not changed.									

DM5.17 Minerals			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM272	130	Policy DM5.17	...economic objectives. This will be achieved by: a. Proposals for mineral extraction being assessed individually and cumulatively, and permitted where no <u>unacceptable</u> adverse social, environmental and economic impacts would arise. <u>Planning and environmental criteria to be taken into account when considering planning applications for minerals development are as follows:</u> i. <u>Amenity (e.g. dust, noise and vibration);</u>

- ii. Air quality;
- iii. Lighting;
- iv. Visual impact;
- v. Landscape character;
- vi. Traffic, including air and rail, and access;
- vii. Risk of contamination to land;
- viii. Soil resources and the impact on best and most versatile agricultural land;
- ix. Flood risk;
- x. Ground and surface water impacts;
- xi. Land stability;
- xii. Ecology, including habitats, species and designated sites; and,
- xiii. Heritage assets and their setting.

b. If possible, an appropriate contribution will be made towards the Tyne and Wear sub regional aggregates apportionment of 5.7 million ~~Million~~ tonnes of sand and gravel to 2032. This will require provision throughout the plan period of a minimum sub regional sand and gravel landbank equivalent to seven years' production at a rate of 0.334 million tonnes per annum.

c. Worked land being subject to high standards of restoration and aftercare to ensure the most appropriate and beneficial use, within an agreed timescale; this could include the delivery of net-gains for biodiversity, improvements for agriculture and enhanced access for recreation.

d. Encouraging temporary material-recycling facilities on the sites of major demolition or construction projects and provision of permanent recycling plants for construction and demolition waste in appropriate locations, as defined in ~~Policy~~ Policy S7.7.

e. Safeguarding the existing transport and processing infrastructure at Howdon Wharf, as shown on the Policies Map, to allow for the continued transfer and movement of marine aggregates and safeguarding existing, planned and potential sites for concrete batching, the manufacture of coated materials, and other concrete products. Proposals for non-mineral development that may threaten, lead to the loss of, or damage to, the functioning of safeguarded mineral infrastructure or locations will not be permitted unless it can be demonstrated that:

i. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and,

ii. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry or the waste management industry.

f. Mineral resources will be safeguarded from other forms of development that would prejudice future mineral extraction. Mineral Safeguarding Areas have been defined for shallow coal, marine and estuarine sand and gravel, basal sand, lower magnesian limestone, and glacial sand and gravel resources in the plan area and their extent is shown on the Policies Map. These resources will be safeguarded from non-mineral development that would needlessly sterilise the resource and prejudice future mineral extraction. Planning permission will not be granted for any form of development within a Mineral Safeguarding Area that is incompatible with safeguarding the mineral unless an assessment is submitted in which the applicant can demonstrate to the satisfaction of the Local Planning Authority:

			<p>i. the applicant can demonstrate to the satisfaction of the Local Planning Authority that the mineral concerned is no longer of any value or potential value; or</p> <p>ii. the mineral can be extracted satisfactorily prior to the incompatible development taking place; or</p> <p>iii. the incompatible development is of a temporary nature and can be completed and the site restore to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or</p> <p>iv. there is an overriding need for the incompatible development; or</p> <p>v. it constitutes exempt development, namely householder applications; changes of use; infilling in existing built up areas.</p>
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Policy introduces wording changes to make it more consistent with the NPPF and specifically introduces appropriate requirements for the safeguarding of future sites.

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation Proposed Mitigation	Existing Proposed Mitigation	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach					
		S	M	L		S	M	L			
1	A	A	A	G	R	A	A	A			Policy safeguards resources for future and sets out how application relating to minerals would be assessed. Jobs would be created, and the local economy boosted, if mineral resources were exploited. Minerals are economic resources so their safeguarding is seen as a long term benefit.
2	A	A	A	G	A	A	A	A			
3	A	A	A	G	A	A	A	A			
4	A	A	A	A	A	A	A	A			No direct link
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	A	A	A	A	A	A	A	A			No direct link
8	A	A	A	A	A	A	A	A			No direct link

9	A	A	A	A	A	A	A	A			No direct link
10	A	A	A	A	A	A	A	A			No direct link
11	A	A	A	A	A	A	A	A			No direct link
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	G	R	A	A	A			Potential impact on biodiversity and geodiversity although policy aims to mitigate this and long term reclamation once finished would resolve and improve.
14	G	A	A	A	A	A	A	A			Policy advocates recycling of aggregates.
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	G	R	A	A	A			Potential impact on landscape character although long term reclamation once finished would resolve and possibly improve.
17	A	A	A	G	A	A	A	A			Potential impact on biodiversity and geodiversity although long term reclamation once finished would resolve and possibly improve.
18	A	A	A	G	A	A	A	A			After working contaminated land could be brought back to use by reclamation
19	A	A	A	A	A	A	A	A			No direct link
Conclusion	Policy includes measures to ensure that adverse effects from mineral extraction are minimised. Safeguarding mineral resources is seen as being of long-term economic benefit. The implementation of Mineral Safeguarding Areas could see some development restricted, but the policy is flexible to allow for essential development for which there is an overriding need. The potential negative impacts that could arise should the policy not be in place means that the policy is considered the most appropriate approach.										
Effect of modification	Explain what, if any, changes there are to the SA following the modification.										

DM6.1 Design of Development

Modification									
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification						
MM280	135	DM6.1	<p>Applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area. Proposals are expected to demonstrate:</p> <p>a. d. A design responsive to landscape features, topography, wildlife habitats, site orientation and existing buildings, incorporating where appropriate the provision of public art;</p> <p>b. a. A positive relationship to neighbouring buildings and spaces;</p> <p>c. b. A safe environment that reduces opportunities for crime and antisocial behaviour;</p> <p>d. e. A coherent, legible and appropriately managed public realm that encourages accessibility by walking, cycling and public transport and that is not dominated by vehicular traffic and car parking;</p> <p>e. Sufficient car parking that is well integrated into the layout; and,</p> <p>d. A design responsive to the existing landscape, topography and character of the locations context, incorporating where appropriate innovative features and statements of artistic quality;</p> <p>e. Passive solar design to benefit heating, cooling and lighting; and</p> <p>f. A good standard of amenity for existing and future residents and users of buildings and spaces.</p>						
<p>Sub section A now includes a reference to wildlife habitats to addresses concerns raised by Natural England. Sub section e removed to reflect changes in the Housing Standards Review. Passive solar design is good practice it should not be policy. Matters relating to sustainable construction are now integrated into Building Regulations. Sub section a. now also includes a reference to site orientation more generally. Wording changes and re ordering to other points to improve clarity.</p>									
SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L	
1	A	A	A	A	A	A	A	A	Good design creates a good image to attract investors and visitors but the general nature of this policy means no significant effect is envisaged here.
2	A	A	A	A	A	A	A	A	
3	A	A	A	A	A	A	A	A	

4	A	A	A	A	A	A	A	A			
5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	G	G	G	G	R	R	R	R	Ensure public participation in the planning process.	Ensure public participation in the planning process.	Policy aims to ensure development does not harm neighbours' amenity and crime is designed out. Without the ability to manage development design, animosity between neighbours could be created. By managing the design of development, it helps to ensure that the identity of an area is maintained.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect water quality.
11	A	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect climate change.
12	G	G	G	G	A	A	A	A			Policy encourages sustainable transport options.
13	A	A	A	A	A	A	A	A			No direct link
14	A	G	G	G	A	A	A	A			Policy encourages suitable location for storage and collection of waste which will aid waste management.
15	A	A	A	A	A	A	A	A			No direct link
16	G	G	G	G	R	R	R	R			Policy directly works towards fulfilment of the objective. No policy would mean that character could be lost through poor design.
17	R	A	A	G	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However with good mitigation, the risk can be reduced and even eliminated.
18	A	A	A	A	A	A	A	A			No direct link

19	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create noise pollution.
Conclusion		Good quality design ensures that developments and areas are enjoyable places to live, work, invest in and visit. All development has the potential to cause environmental issues but this policy does not encourage development, it just ensures that any development is designed well. Other Plan policies are in place to ensure that environmental issues do not arise or are mitigated. The positive effects of this policy mean that an alternative is not seen as suitable.									
Effect of modification		Changes have not led to significant alterations in the policies aims and/or restrictions. Therefore there are no changes to the SA.									

DM6.2 Extending Existing Buildings											
Exam Mod Ref	Page Number	Policy/Site /Para/Fig			Text with Proposed Modification						
MM283	136	Policy DM6.2			<p>..... main building. This will involve a lower roof and eaves height, significantly smaller footprint, span and length of elevations.</p> <p>When assessing applications for extending buildings the Council will consider:</p> <p>a. Whether or not the property is affected by any designations or considered to be a heritage asset <u>or within the setting of a heritage asset</u>;</p> <p>b. The location of the extension in relation to the street scene;</p> <p>c. implications <u>Implications</u> for amenity on adjacent properties and land such as outlook, loss of light of privacy;</p> <p>d. The cumulative.....</p>						
As advised by Historic England, the amendment takes into account that an extension to a building may affect the setting of a heritage asset.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	A	A	A	A	A	A			No direct link
2	A	A	A	A	A	A	A	A			No direct link
3	A	A	A	A	A	A	A	A			No direct link
4	A	A	A	A	A	A	A	A			No direct link

5	A	A	A	A	A	A	A	A			No direct link
6	A	A	A	A	A	A	A	A			No direct link
7	G	G	G	G	R	A	A	A		Ensure public participation in the planning process.	Policy aims to ensure extensions do not harm neighbours' amenity. Without the ability to manage size, scale and design of extensions, animosity between neighbours could be created. By managing the design of extensions, it helps to ensure that the identity of an area is maintained.
8	A	A	A	A	A	A	A	A			No direct link
9	A	A	A	A	A	A	A	A			No direct link
10	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect water quality.
11	R	A	A	A	A	A	A	A	Ensure adequate mitigation.		All development has the potential to affect climate change.
12	A	A	A	A	A	A	A	A			No direct link
13	A	A	A	A	A	A	A	A			No direct link
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	G	G	G	G	R	R	R	R			Policy directly works towards fulfilment of the objective. No policy would mean that character could be lost through poor design.
17	R	A	A	G	A	A	A	A	Ensure adequate mitigation.		All development has the potential to create flood risk. However with good mitigation, the risk can be reduced and even eliminated.
18	A	A	A	A	A	A	A	A			no direct link
19	A	A	A	A	A	A	A	A			no direct link
Conclusion		This policy is generally neutral in its effects but does have a positive impact on character and community wellbeing. All									

	development has the potential to cause environmental issues but this policy does not encourage development, it just ensures that any development is designed well. Other Plan policies are in place to ensure that environmental issues do not arise or are mitigated. The potential negative effects that could arise without this policy means that it is seen as the most reasonable approach.
Effect of modification	Changes have not led to significant alterations in the policies aims and/or restrictions. Therefore there are no changes to the SA.

DM6.6 Protection, Preservation and Enhancement of Heritage Assets			
Modification			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM288	140	DM6.6	<p>The alteration, extension or restoration of heritage assets, and development that affect their settings, Proposals that affect heritage assets or their settings will be permitted where it sustains, conserves they sustain, conserve and, where appropriate, enhance enhances the significance, appearance, character and setting of heritage assets in an appropriate manner. As appropriate, development will:</p> <ol style="list-style-type: none"> Conserve built fabric and architectural detailing that contributes to the heritage asset's significance and character; Repair damaged features or reinstate missing features and architectural detailing that contribute to the heritage asset's significance; Conserve and enhance the spaces between and around buildings including gardens, boundaries, driveways and footpaths; Remove additions or modifications that are considered harmful to the significance of the heritage asset; Ensure that additions to heritage assets and within its setting are appropriate in scale, height, mass, footprint, materials and architectural detailing and do not harm the significance of the heritage asset; demonstrate <u>Demonstrate</u> how heritage assets at risk (national or local) will be brought into repair and, where vacant, re-use, and include phasing information to ensure that works are commenced in a timely manner to ensure there is a halt to the rate of decline; Be prepared in line with the information set out in the relevant piece(s) of evidence and guidance prepared by North Tyneside Council; Be accompanied by a heritage statement that informs proposals through understanding the asset, fully assessing the proposed affects of the development and influencing proposals accordingly. <p>Any development proposal that would detrimentally impact upon a heritage asset will be refused permission, unless it is necessary for it to achieve wider public benefits that are necessary <u>outweigh the harm or loss to the historic environment,</u> and cannot be met in any other way.</p> <p>Heritage assets that are to be affected by development will require recording (including archaeological recording</p>

where relevant) before development commences.

Any heritage reports prepared as part of a development scheme will be submitted for inclusion on the Tyne and Wear Historic Environment Record (HER) and published where considered appropriate.

Policy has been simplified as it appeared to have too much emphasis on alterations to existing heritage assets that are buildings. Policy as revised would ensure the consideration of proposals (including new build) to buildings plus areas and spaces that are also heritage assets.

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	G	G	G	G	A	A	A	A	No direct link.
2	A	A	A	A	A	A	A	A	No direct link.
3	A	A	A	A	A	A	A	A	No direct link.
4	G	G	G	G	R	R	R	R	Heritage assets contribute to the tourism offer in the borough. Their loss would adversely affect tourism. Because of the significant role they play in tourism, there is no alternative policy option here.
5	A	G	G	G	A	A	A	A	Prioritise the educational opportunities of heritage assets. Heritage assets can be an excellent educational resource.
6	A	A	A	A	A	A	A	A	No direct link.
7	G	G	G	G	R	R	R	R	The historic environment can contribute significantly to sense of place and civic pride. Not

											preventing the vacancy and neglect of assets could result in run-down areas that do not instil community harmony.
8	A	A	A	A	A	A	A	A			No direct link.
9	A	A	A	A	A	A	A	A			No direct link.
10	A	A	A	A	A	A	A	A			No direct link.
11	G	G	G	G	R	G	G	G		Tools to maximise energy efficiency in existing buildings.	Conservation of historic fabric ties in with reuse and recycling.
12	A	A	A	A	A	A	A	A			No direct link.
13	A	A	A	A	A	A	A	A			No direct link.
14	G	G	G	G	R	R	R	R			Conservation of historic fabric ties in with reuse and recycling.
15	A	A	A	A	A	A	A	A			No direct link.
16	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		The preservation and enhancement of heritage assets is seen to be a sustainable strategy, with no significant adverse impacts. Therefore an alternative is not seen as reasonable.									
Effect of modification		Changes have not led to significant alterations in the policies aims and/or restrictions. Therefore there are no changes to the SA.									

DM6.7 Archaeological Heritage			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM290	141	Policy DM6.7	...full archaeological excavation in advance of development.

Where the significance of archaeological remains is such that their preservation in-situ is not essential, or is not feasible, a programme of archaeological works aimed at achieving Should the loss of significance of the archaeological remains be outweighed by substantial public benefits so that preservation in-situ would not be justified, preservation by record will be required to be submitted to and agreed with the Local Planning Authority, and completed and the findings published within an agreed timescale.

Wording change to better reflect NPPF

SA Objective	Implementation of Proposed Policy			Without implementation of Proposed Policy			Implementation	Existing	Comment
	Unmitigated	Mitigated		Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M		L	S			
1	A	A	A	A	A	A	A		No direct link
2	A	A	A	A	A	A	A		No direct link
3	A	A	A	A	A	A	A		No direct link
4	G	G	G	G	R	R	R		Heritage assets contribute to the tourism offer in the borough. Their loss would adversely affect tourism. Because of the significant role they play in tourism, there is no alternative policy option here.
5	A	G	G	G	A	A	A	Prioritise the educational opportunities of heritage assets.	Heritage assets can be an excellent educational resource.
6	A	A	A	A	A	A	A		No direct link
7	A	A	A	A	A	A	A		No direct link
8	A	A	A	A	A	A	A		No direct link
9	A	A	A	A	A	A	A		No direct link
10	A	A	A	A	A	A	A		No direct link

11	A	A	A	A	A	A	A	A		No direct link
12	A	A	A	A	A	A	A	A		No direct link
13	A	A	A	A	A	A	A	A		No direct link
14	A	A	A	A	A	A	A	A		No direct link
15	A	A	A	A	A	A	A	A		No direct link
16	G	G	G	G	R	R	R	R		Not implementing this policy would directly contradict this objective. There is no alternative in this case.
17	A	A	A	A	A	A	A	A		No direct link
18	A	A	A	A	A	A	A	A		No direct link
19	A	A	A	A	A	A	A	A		No direct link
Conclusion		The preservation and enhancement of archaeological heritage assets is seen to be a sustainable strategy, with no significant adverse impacts. Therefore an alternative is not seen as reasonable.								
Effect of modification		Wording change does not effect results of SA								

S7.3 Transport			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM303	147	Policy S7.3, section 1), Public Transport	<p>1) Public Transport</p> <p>4) The Council, will support its working with partners, who will seek to secure provide a comprehensive, integrated, safe, accessible and efficient public transport network, capable of supporting development proposals <u>and future levels of growth. These measures will provide providing</u> attractive alternative travel options <u>for all groups within society and will be delivered by:</u></p> <ul style="list-style-type: none"> a. Supporting proposals to upgrade <u>for improvement</u> to the Metro system, including through investment in new rolling stock and by upgrading of existing stations and infrastructure. b. Improving access to, and safety of, Metro stations to make them more attractive and welcoming. c. Improving public transport interchanges to facilitate better integration between differing modes, principally bus and Metro but also including provision for taxis, cycle parking and storage facilities and car parking. d. Working with Nexus, bus service operators and major employers to maintain and enhance bus provision wherever possible. This will include improvement to services, improving accessibility information and ticketing and <u>supporting</u> proposals to address issues of <u>accessibility and safety.</u> e. Working with partners such as Nexus, transport operators and the voluntary sector where appropriate to

			<p>promote the provision of <u>flexible accessible</u> transport options for persons with reduced mobility <u>or other factors which limit travel options</u>. – this includes Community Transport and Demand Responsive Transport (DRT) services.</p> <p>f. 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. In particular, development which would obstruct or constrain the use of existing or former railway lines for a variety of transport uses will not be permitted – this includes <u>routes currently used</u> use for heavy rail, light rail, and/or cycleways. Specific examples with potential for future investment are marked on the Policies Map and include:</p> <p>e- i. Ashington, Blyth and Tyne Railway (Seghill - Northumberland Park - Benton); and,</p> <p>e- ii. Northumberland Park - to Percy Main/Howdon (Cobalt Corridor Link) including protection of the key site at Earsdon Road, Shiremoor, <u>land in the Percy Main area</u> and sites for potential stations and access points along the route; <u>and,</u></p> <p>e- iii. Benton Curve (South-West) – <u>to allow access from the East Coast Main Line towards Benton, South Gosforth and Newcastle International Airport.</u></p> <p>e- iii- iv. Additionally, potential sites for new stations, <u>whether</u> on the existing <u>Metro rail network,</u> <u>and/or on routes re-opened for passenger traffic and/or extensions to the network, and/or extension of the Metro network</u> will also be supported where appropriate. <u>This includes proposals relating to both the Metro and heavy rail and will be linked to potential new development sites wherever possible. Specifically this includes potential sites for new Metro stations at Killingworth Moor and Murton Gap, linked to the strategic allocations identified in the Local Plan.</u></p>
<p>Text – minor wording amendments (SPG) and clarification. Specifically to address comments wanting reference to ageing population – considered it isn't necessary to highlight older people in particular in the policy but proposed amended considered to highlight need to meet needs of all. Specifically to address comments wanting reference to ageing population – as above. To include the safeguarding of the south-west curve at Benton – reflecting revised objective of NIA, Nexus and NECA in enabling heavy rail access to the Airport – see Metro and Local Rail Strategy 2016. Context – clarifying that we need to recognise the role of the heavy rail network too (see SENRUG), principally the Blyth & Tyne but also the ECML</p> <p>Text – general wording improvement and clarification. It is considered comments regarding funding are best address in supporting text funding</p> <p>To include the safeguarding of the south-west curve at Benton – reflecting revised objective of NIA, Nexus and NECA in enabling heavy rail access to the Airport – see Metro and Local Rail Strategy 2016</p>			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM304	148	Policy S7.3, section 2), The Road Network	<p><u>2) The Road Network</u></p> <p>2) The Council, working with partners, will seek to deliver targeted improvements to the road network to contribute to the economic development and regeneration of North Tyneside. Such improvements will be necessary to support businesses, <u>improve pedestrian and other road users' safety, contribute positively to environmental quality and support journey time reliability</u> ensure progress with regard to both the timing and reliability of journeys.</p>

			<p>In conjunction with the Highways England, the priorities for improvement to the national strategic road network will be focused on the A19(T) including at the following key locations, <u>as shown on the Policies Map</u>:</p> <ul style="list-style-type: none"> a. A19(T)/A193 Howdon Interchange; b. A19(T)/A1058 Silverlink Interchange; c. A19(T)/A1056 Killingworth Interchange; and, d. A19(T)/A1 Seaton Burn Interchange. <p><u>In addition, at the following locations, which are outside the Borough but have significant links to the North Tyneside highway network:</u></p> <ul style="list-style-type: none"> e. <u>A19(T)/A189 Moor Farm Interchange;</u> f. <u>A1(T)/A1056 North Brunton Interchange; and,</u> g. <u>A19(T)/A184 Testos Roundabout.</u> <p>The Council will also prioritise targeted improvements at other key points on the network including along the A188, A189 and A191 corridors, the A1058 Coast Road, and on the A1056 Sandy Lane, and on the A193 Wallsend Road/Tynemouth Road-A187 Hadrian Road corridor.</p> <p>Other priorities for improvements to the local road network will be examined as and when required with further detail on the above schemes, and others, available in the Infrastructure Delivery Plan (IDP).</p>
<p>To address Public Transport Users Group comments around climate change etc NTC Highways – additional information. To add specific reference to the Policies Map</p>			
MM305	148	<p>Policy S7.3, 3), Pedestrians , Cyclist and Horse- Riders</p>	<p>3) Pedestrians, Cyclist and Horse-Riders Horse-Riders, Pedestrians and Cyclists</p> <p>3) The Council, working with its partners, will seek to <u>protect and enhance its existing network of routes and provide a network of safe, convenient, direct and accessible routes for horse-riders, pedestrians, cyclists, horse-riders and other non-motorised modes of transport, using green infrastructure links where appropriate, using The commitment to deliver a functioning network will be achieved through a variety of measures including, where appropriated, by:</u></p> <ul style="list-style-type: none"> a. Developing and implementing improvements to strategic and local walking and cycling routes in the Borough for the benefit of all users. b. <u>Specifically with regard to cycling, supporting proposals for new and improved infrastructure and associated facilities that would increase the opportunities for, and attractiveness of, cycling as a sustainable mode of travel. This includes established cycling routes which run on, and alongside, roads as well as the network of off-road routes, local waggonways and other green infrastructure connections, and including – this incorporates the strategic routes which form part of the National Cycle Network. Proposals will be supported unless there would be significant adverse impacts on other recreational activities.</u> c. b-Improving the quality and safety of the public realm, implementing street-scape <u>streetscape</u> improvements, giving greater priority to pedestrians, cyclists and horse-riders <u>horse-riders</u> and fostering road safety. Supporting cycle facilities that contribute to the local economy, providing it does not have a significant adverse impacts on other recreational activities.

d. ~~Wherever possible, incorporating incorporating~~ improvements for non-motorised modes of transport where possible as part of other transport schemes.

Context – providing more clarity and definition to policy. Better reference to non-motorised infrastructure, recognising importance as part of overall transport network. Specifically, to address comments from Sustrans to clarify confusion around green infrastructure (to LPCD 2015). To address comments from Cyclist Touring Club questioning objective of bullet c. and whether it is needed – agreed in that there seems little point to it and it seems sensible to outline the objectives for cycling under one main bullet-point to strengthen. To address comments from NT Public Transport Users Group to recognise importance of environmental/climate change/healthier lifestyles etc. Text – minor wording amendments (SPG) and clarification (consistency with rest of policy)

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	To mitigate negative effects arising from failure to implement this policy, and alternative strategy capable of responding to requirements for new transport provision as it arises.	The policy sets out a structured approach to the delivery of improvements in all forms of transport. This would have positive effect on economic objectives, including facilitating the commute of workers and visitors, attracting investment and improving business links.
2	G	G	G	G	R	A	A	A			
3	G	G	G	G	R	A	A	A			
4	G	G	G	G	R	A	A	A			
5	G	G	G	G	A	A	A	A	No further mitigation to improve the	No alternative other than implementing	A positive strategy for transport would improve physical access to education and training. Failure to

									effectiveness of the policy is available.	policy exists.	implement policy would not lead to significant negative effect but would fail to make a positive contribution to the objective.
6	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	Policy sets an approach for the provision of transport that would be crucial to supporting the proposed housing growth in the Borough.
7	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
8	G	G	G	G	A	A	A	A			Policy promotes all forms of transport, including sustainable modes such as walking and cycling that are beneficial to health.
9	G	G	G	G	A	A	A	A	No further mitigation to improve the effectiveness of the policy is available.	No alternative other than implementing policy exists.	A positive strategy for transport would improve physical access to community facilities. Failure to implement policy would not lead to significant negative effect but would fail to make a positive contribution to the objective.
10	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.

11	G	G	G	G	R	A	A	A	Policy could be further enhanced by making clearer reference to and promoting sustainable transport modes over road infrastructure improvements. However, this could have negative implications for other SA objectives	Failure to implement the policy would be expected to see an uncontrolled growth in private car journeys without improvement in infrastructure and public transport. This could be mitigated through a strategy to target improvements as issues arise but would not lead to a positive effect overall.	Promoting improved road infrastructure, public transport and other sustainable transport modes directly contributes to achieving this objective.
12	G	G	G	G	R	A	A	A			
13	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
14	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
15	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
16	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
17	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.

18	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
19	A	A	A	A	A	A	A	A			Policy has no direct effect upon achieving this objective.
Conclusion		The support improvements and good quality in all modes of transport is seen as essential in ensuring successful economic growth in the Borough and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy. An alternative approach is not seen as reasonable.									
Effect of modification		Explain what, if any, changes there are to the SA following the modification.									

Policy DM7.4 Transport and New Development			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM307	149	Policy DM7.4	<p>The Council and its partners will ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents health and well-being: and that:</p> <ol style="list-style-type: none"> Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footways and cycle routes. Connections will be integrated into existing networks with opportunities to improve connectivity identified. All major development proposals likely to generate significant additional journeys will be required to be accompanied by a Transport Assessment and a Travel Plan <u>in accordance with standards set out in the Transport and Highways SPD (LDD12).</u> The number of cycle and car parking spaces provided in new developments will be in accordance with standards set out in the Transport and Highways SPD (LDD12). New developments will need to demonstrate that existing or proposed public transport <u>services levels</u> can accommodate development proposals, or where necessary, identify opportunities for public transport improvements including sustainable access to public transport transport hubs. New developments in close proximity to public transport facilities will be required to hubs, whenever feasible, <u>should provide a higher density of development to reflect increased opportunities for sustainable travel.</u> On developments considered appropriate, the Council will require charging points to be provided for electric vehicles <u>in accordance with standards set out in the Transport and Highways SPD (LDD12).</u>
Caveat included to reflect NPPF consultation (December 2015) which covers densities around commuter / public transport hubs. Explicitly link requirement under f) directly to SPD			

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			Good transport links are essential in attracting investors, sustaining business and allowing employees to reach their place of work. Without this policy, the economic base of the Borough could suffer. No alternative is considered.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	A	A	A	A			Any new tourism development must include provision for visitors to reach it.
5	A	A	A	A	A	A	A	A			Whilst good transport links can allow for people to reach education, there is little link for this particular policy.
6	G	G	G	G	A	A	A	A			With proximity to public transport facilities will be required higher density developments this would provide a range homes
7	G	G	G	G	A	A	A	A			Greater densities of housing in close proximity to public transport hubs could increase the natural surveillance in an area
8	G	G	G	G	A	A	A	A			Good sustainable transport links will encourage healthier lifestyles.
9	G	G	G	G	A	A	A	A			Good transport links are essential in allowing people to reach the

											facilities they need. There is no reasonable alternative.
10	A	A	A	A	A	A	A	A			There is little link for this particular policy.
11	G	G	G	G	A	A	A	A			Policy encourages public transport, thus less CO2 emissions
12	G	G	G	G	A	A	A	A			Policy encourages public transport. Cycling and walking, and the retention of existing networks.
13	A	A	A	A	A	A	A	A			There is little link for this particular policy.
14	A	A	A	A	A	A	A	A			There is little link for this particular policy.
15	A	A	A	A	A	A	A	A			There is little link for this particular policy.
16	A	A	A	A	A	A	A	A			There is little link for this particular policy.
17	A	A	A	A	A	A	A	A			There is little link for this particular policy.
18	A	A	A	A	A	A	A	A			There is little link for this particular policy.
19	G	G	G	G	A	A	A	A			Transport can be a big contributor of noise pollution. This policy encourages more sustainable options so less motorised vehicles on the road.
Conclusion		The support improvements and good quality in all modes of transport is seen as essential in ensuring successful economic growth in the Borough and allowing residents a good quality of life to reach the facilities they need. Promotion of modes as well as private vehicle is a positive environmental strategy. An alternative approach is not seen as reasonable.									
Effect of modification		No changes to the SA following the modification.									

DM7.5 Employment and Skills			
Exam	Page	Policy/Site	Text with Proposed Modification

Mod Ref	Number	/Para/Fig									
MM335	155	Policy DM7.5	<p>The Council will seek applicants of major development proposals to contribute towards the creation of local employment opportunities and support growth in <u>skills through an increase in</u> the overall proportion of local residents in education or training. Applicants are encouraged to agree measures with the Council to achieve this, which could include:</p> <p>a. The development or expansion of education facilities to meet any identified shortfall in capacity arising as a result of the development; and/or,</p> <p>b. Provision of specific training and/or apprenticeships that:</p> <p>i. Are related to the proposed development; or,</p> <p>ii. Support priorities for improving skills in the advanced engineering, manufacturing and the off-shore, marine and renewable sector <u>where relevant to the development</u>; or;</p> <p>iii. Support other agreed priorities for improving skills and education in North Tyneside.</p>								
Wording change bringing point iii into the first sentence. Addition of 'where relevant' to objective of improving skills for engineering etc.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy			Implementation	Existing	Comment	
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation		Proposed Mitigation
		S	M	L		S	M	L			
1	G	G	G	G	R	A	A	A	Being able to deliver education and training as proposed.	Encouraging jobs and training in new employment sectors e.g. renewable, will create diversification and forward looking economy. Training and education should increase the job opportunities and create stability for local people. This would be heightened by local recruitment.	
2	G	G	G	G	R	A	A	A		Encourages different areas of employment. Employers providing training and the encouragement of local recruitment should improve stability and quality.	
3	G	G	G	G	R	G	G	G		Alter the policy Through training local people	

											to specifically encourage in deprived areas.	could become more employable, which will help to create stability. Policy also encourages local recruitment.
4	A	A	A	A	A	A	A	A				No direct link
5	G	G	G	G	R	R	R	R	Being able to deliver education and training as proposed.	Opportunities may arise but not to the same extent or in the North Tyneside Area.		Policy actively promotes developing improved opportunities for training and education and contribute towards local employment opportunities
6	A	A	A	A	A	A	A	A				No direct link
7	G	G	G	G	R	A	A	A	Being able to deliver education and training as proposed. Provide good opportunities for community engagement.			Through the creation of jobs it might be able to create more pride in the area. Without these opportunities crime rates may increase. Improved identity as a result of education and training activities that may result in employment. Increased knowledge may bring further understanding of planning process.
8	G	G	G	G	A	A	A	A	Being able to deliver education and training as proposed.			Providing opportunities for local employment could help contribute towards the improved health of the local population.
9	A	A	A	A	A	A	A	A				No direct link
10	A	A	A	A	A	A	A	A				No direct link

11	G	G	G	G	R	A	A	A			Further knowledge could be gained from education. More local education and training in the local area would reduce the need to travel as far to gain similar opportunities.
12	G	G	G	G	R	A	A	A	Being able to deliver education and training as proposed.		Encouraging the creation of new employment and training in North Tyneside would prevent the need for people to travel further to receive the same opportunities.
13	G	G	G	G	R	A	A	A	Being able to deliver education and training as proposed.		Education in the marine sector could improve knowledge of marine biodiversity
14	A	A	A	A	A	A	A	A			No direct link
15	A	A	A	A	A	A	A	A			No direct link
16	A	A	A	A	A	A	A	A			No direct link
17	A	A	A	A	A	A	A	A			No direct link
18	A	A	A	A	A	A	A	A			No direct link
19	A	A	A	A	A	A	A	A			No direct link
Conclusion		The policy is considered to positively contribute towards social and economic objectives through improved employment opportunities. With no envisaged negative impacts, an alternative is not considered reasonable.									
Effect of modification		Changes do not significantly effect the SA therefore no updates required.									

S7.10 Community Infrastructure			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM346	161	Policy S7.10	<p>The Council and its partners will ensure that local <u>provision and resources for cultural and community activities</u> cultural activities and community facilities are <u>accessible to</u> located in the neighbourhoods that they serve.</p> <p><u>In order to achieve this:</u></p> <ol style="list-style-type: none"> Priority will be given to the provision of facilities that contribute towards sustainable communities. In, in particular, catering for the needs of the growing population around key housing sites; Access to education and <u>healthcare provision</u> health care facilities will be maintained, and, where necessary, improved throughout the Borough; Existing <u>provision</u> facilities will be enhanced, and multi-purpose use encouraged, providing a range of services and <u>resources for facilities</u> to the community, at one accessible location; Opportunities to widen the cultural, sport and recreation offer will be supported; <u>and,</u> The quantity and quality of open space, sport and recreation <u>provision</u> facilities throughout the Borough will be maintained and enhanced. <p><u>Planning permission for the re-use or redevelopment of any land or buildings used for community infrastructure will be permitted where the community's ability to meet its day-to-day needs for services are not reduced.</u></p> <p>Where land or buildings used as community facilities are deemed surplus to requirements, priority should be given to alternative community uses. The Council will resist losses unless:</p> <ol style="list-style-type: none"> No short term fall in provision will be created; Adequate alternative facilities are already available in the area; Replacement facilities that meets the needs of the local population are provided; Land and buildings have been marketed for a 6 week period (including to local voluntary and community groups). <p><u>Where proposals for planning permission affect a designated Asset of Community Value, the applicant must additionally demonstrate that the land or buildings could not viably remain in continued or similar use, having been marketed for a six week period and, if a community group has expressed an interest in being treated as a potential bidder for the site, a six month period has passed.</u></p>
Minor amendment to further clarify the Councils ambitions to ensure adequate provision of community services and the implications of the Localism Act.			

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	A	A	G	G	R	R	R	R	Provide education and training facilities that will aid higher levels of employment opportunities.		Providing a range of education, recreation and healthcare facilities will work towards maintaining and enhancing employment opportunities.
2	G	G	G	G	R	R	R	R			Providing new education, healthcare and sporting facilities can result in new jobs and opportunities for local residents.
3	G	G	G	G	R	R	R	R			Providing new education, healthcare and sporting facilities can result in new jobs and opportunities for local residents.
4	G	G	G	G	R	R	R	R			Space sport and recreation facilities offer diverse range of possible sustainable tourism facilities.
5	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
6	A	A	A	A	A	A	A	A			No direct link.
7	G	G	G	G	R	R	R	R			Community facilities helps to bring communities together sharing the same common interests and a sense of place. Facilities such as this can facilitate a reduction in

											crime rates with more children participating in activities provided by the community facilities.
8	G	G	G	G	R	R	R	R			Not maintaining the existing stock and creating new community facilities would mean that local residents will not have access to the facilities to participate in sporting exercise or other recreational events. Providing these community facilities enhances the quality of life for local residents by promoting healthy lifestyles.
9	G	G	G	G	R	R	R	R			Not implementing this policy would directly contradict this objective. There is no alternative in this case.
10	R	A	A	A	A	A	A	A	Implementing the relevant flood mitigation strategies will help prevent flood risks.		Any new developments will affect flood risk. However relevant mitigation strategies should reduce this risk.
11	A	A	A	A	A	A	A	A			No direct link.
12	G	G	G	G	R	R	R	R			By providing community services and facilities that are located in neighbourhoods that they serve the need to travel is reduced and sustainable travel is encouraged.
13	A	A	A	A	A	A	A	A			No direct link.
14	R	A	A	A	A	A	A	A	Waste management		New development could create waste; this would be controlled

									strategies will be implemented for any new developments.		through relevant planning policies.
15	A	A	A	A	A	A	A	A			No direct link.
16	A	A	A	A	A	A	A	A			No direct link.
17	R	A	A	A	A	A	A	A	Implement flood mitigation.		Building work may have a negative impact. Assessments when applications come in should mitigate.
18	R	A	G	G	A	A	A	A			New developments should not be permitted on highest quality agricultural land in accordance with other policies in the Plan. New Community facilities could be encouraged to use contaminated/ brownfield sites.
19	R	R	A	A	A	A	A	A			New developments which have construction requirements may result in noise pollution. However this is only a short term issues and the benefits of new community facilities could outweigh this conflict.
Conclusion		Community infrastructure is essential to support the economic and social wellbeing on the Borough. Any development has the potential to negatively impact on the environment but this can be mitigated through the implementation of other Plan policies. To not require the provision of community facilities to meet the needs of the Borough would have negative impacts and this would not be a suitable alternative.									
Effect of modification		No changes to the SA following the modification.									

AS8.2 The Forum Shopping Centre, Wallsend			
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification
MM480	167	Policy AS8.2	To improve the overall quality of retail provision in Wallsend and contribute to identified requirements for the provision of comparison retail floorspace, the Council will continue to provide support for main town centre uses at The Forum

		<p>Shopping Centre, as shown on the Policies Map, including the extension to the west, that:</p> <ol style="list-style-type: none"> Enhance the role of The Forum Shopping Centre at the heart of the primary shopping area in Wallsend; Provide a new retail floorspace to serve the town and wider community; Enhance the internal and external appearance of the shopping centre making the area attractive to shoppers and visitors; Would deliver enhanced community facilities and services for the whole of Wallsend, alongside the existing improved library services; Provide improved and accessible parking provision that is available for use by shoppers at the supermarket, The Forum and the town centre as a whole.
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Alteration just to state that Shopping Centre is shown on the policies map.

SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	R	R	R	R			The Forum in its current condition without a major supermarket is having a notable negative impact upon the economy of Wallsend. If this proposal successfully support a new supermarket it will have a clear and definite positive impact upon the economy, providing direct employment and bringing shoppers back into the heart of the town.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	A	A	A	A			Aesthetic and retail offer improvements at the Forum would improve the town's image with a secondary potential impact upon

											visitors and the tourism sector. This would support the efforts to attract visitors to Segedunum.
5	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
6	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
7	A	G	G	G	R	R	R	R			This proposal includes the clearance of Hedley Place and part of York Drive in Wallsend. Hedley Place in particular has been identified as an area of housing where perceptions of crime and poor personal safety have been detrimental. The overall appearance of the shopping centre does not make a positive contribution to residents' sense of place or identification with Wallsend. The poor shopping provision is damaging to community pride. Redevelopment can ensure a positive impact upon this objective.
8	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
9	G	G	G	G	A	A	A	A			The policy supports improved retail and community facilities, including the relocated library that is considered to now be easier reached by more members of the community.
10	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.

11	G	G	G	G	A	A	A	A			Whilst this proposal represents the demolition and redevelopment of a building, rather than re-use over the long term this is likely to introduce a more efficient building with an overall lower carbon footprint. The proposal also has the potential to encourage shopping within the town centre, therefore reducing the distance local residents' travel and the need for use of the private car.
12	G	G	G	G	A	A	A	A			The proposal supports shopping and community facilities within the town centre, therefore within a more sustainable location, with public transport links, reduced distance for local residents to travel and reduced need of the private car.
13	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
14	A	A	A	A	A	A	A	A			The proposal supports the loss of some buildings at Hedley Place but also the refurbishment, rather than rebuild, of the Forum. Waste management systems should be implemented as per the relevant policies in the Plan. Overall a neutral effect.
15	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
16	A	G	G	G	A	A	A	A	High-quality design pursued.		The policy encourages the improved appearance of the Forum and its surroundings. However, redevelopment and refurbishment must be of a high quality to ensure a positive

											outcome for this objective.
17	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
18	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
19	A	A	A	A	A	A	A	A			This proposal has no direct impact upon this objective.
Conclusion		The policy is seen to have a positive social and economic effect and have little direct significant effects on the environment. With no envisaged negative impacts, the policy is considered a sustainable approach and a alternative would not be reasonable.									
Effect of modification		No changes									

AS8.8 Wallsend Town Centre Public Realm and Conservation Area											
Exam Mod Ref	Page Number	Policy/Site /Para/Fig			Text with Proposed Modification						
MM462	174	Policy AS8.8			The Council will support positive measures to tackle heritage and townscape issues in a holistic way in Wallsend town centre, including through the following improvements: <ol style="list-style-type: none"> a. Good quality, natural ground surfaces that encourage pedestrians; b. A coordinated approach to the installation of street furniture of high quality; c. Restoration of historic layouts and features; d. Ensuring all aspects of the public realm are maintained and repaired to a high standard; e. Preparation of a shop front design guide to assist in steering appropriate visual enhancements to shop fronts; and f. Pursuing a conservation area in Wallsend town centre, informed by the suggested boundary. 						
Removed reference to suggested boundary as this has been removed from the Local Plan											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated		Mitigated		Unmitigated		Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
			S	M	L			S	M	L	
1	A	A	A	G	R	A	A	A	Need to ensure that the work is	The existing public realm	In the long term, the improvements may attract new

									done to a high standard and is well maintained.	could be better maintained.	businesses and visitors to the area, which may encourage new employment opportunities. Being in a conservation area requires a high standard of design. These high standards could help to make the area even more attractive and appealing to businesses and visitors. Not improving the public realm would present a poor image of the area that would deter investment and employment opportunities.
2	A	A	A	G	R	A	A	A			
3	A	A	A	G	R	A	A	A			
4	A	A	G	G	A	A	A	A	Need to ensure that the work is done to a high standard and is well maintained.		Improving the public realm would present a better image of the area that could attract investment and visitors. The Conservation Area designation could assist in highlighting the heritage value of the town and encourage more visitors.
5	A	A	A	A	A	A	A	A			No direct link.
6	A	A	A	A	A	A	A	A			No direct link.
7	A	G	G	G	R	A	A	A	Ensure work is of a high standard and is well maintained. Ensure the public are involved in the formulation of proposals. Ensure involvement is	The existing public realm could be better maintained. Introduce more opportunities for the public to become involved in the planning	Better public realm and conservation area designation would increase civic pride and reduce crime. Good design through public realm improvements can make safer spaces that reduce crime and fear of crime. Increased civic pride borne out of area improvements and CA designation could see more interested members of the

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

14	A	A	A	A	A	A	A	A			No direct link.
15	A	G	G	G	A	A	A	A	Ensure improvements include green infrastructure.		Public realm improvements do not necessarily impact on green infrastructure. Steps could be taken to ensure a positive effect.
16	G	G	G	G	R	R	R	R	Ensure improvements are of the highest quality and sensitive to local character.		The aim of this policy is to restore, improve and maintain Wallsend's public spaces, including through conservation area designation, which will preserve and enhance the character and appearance of the area. This will be beneficial for the historic environment and culture therefore creating a more distinctive area with its own sense of place.
17	R	A	A	A	A	A	A	A	Ensure sufficient mitigation is in place as part of any works.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	A	A	A	A	A	A	A	A			No direct link.
19	A	A	A	A	A	A	A	A			No direct link.
Conclusion		This policy aims to solve some of the physical issues identified in Wallsend town centre and improve character and appearance through a conservation area designation. An improved appearance is seen as especially positive economically and socially, and has no significant negative effects. Therefore an alternative is not considered a reasonable approach.									
Effect of modification		Whilst removing reference to a suggested boundary, policy still encourages a conservation area in the town so no effect on the SA									

AS8.12 Fish Quay and New Quay											
Exam Mod Ref	Page Number	Policy/Site /Para/Fig			Text with Proposed Modification						
MM465	179	Policy AS8.12			<p>The Council will support the continuation and further development of the Fish Quay and New Quay as a characterful, vibrant mixed use area by:</p> <p>a. Supporting suitable residential developments in those areas shown on the Policies Map;</p> <p>b. Supporting Giving priority to fishing industry related employment uses and in those areas shown on the Policies Map, <u>unless alternative proposals can demonstrate that they would not:</u></p> <p style="padding-left: 20px;">i. Result in the unacceptable loss of operating fishing industry related businesses and jobs;</p> <p style="padding-left: 20px;">ii. Result in an excessive reduction in the supply of land for development of fishing industry related employment uses; and,</p> <p style="padding-left: 20px;">iii. Have an adverse impact upon the amenity and operation of neighbouring properties and businesses;</p> <p>c. Protecting those areas of green space within the area, as shown on the Policies Map;</p> <p>d. Encouraging suitable recreation and tourism uses, especially around the Clifford's Fort area;</p> <p>e. Supporting a mix of other uses, such as appropriate small retail premises and small to medium sized businesses;</p> <p>f. Seeking improvements to access and linkages to the area, especially from North Shields town centre; and</p> <p>g. Ensuring all new development is built to the highest quality design that respects the area's special character.</p>						
Policy now gives priority to fish industry but offers criteria to allow other uses in certain circumstances.											
SA Objective	Implementation of Proposed Policy				Without implementation of Proposed Policy				Implementation	Existing	Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach			Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L			
1	G	G	G	G	G	G	G	G		Area already serves an economic role. No alternative considered.	Policy looks to support local fishing industry and small to medium businesses.
2	G	G	G	G	G	G	G	G			
3	G	G	G	G	G	G	G	G			
4	G	G	G	G	A	G	G	G		Public realm improvements	Aims to improve the tourism sector. Through improving

											and promotion.	recreational uses, creating green spaces and encouraging a high standard of development will help to keep the area looking good and encourage returning visitors. Improved transport will help.
5	A	A	G	G	A	A	A	A	Ensure industry and business includes training opportunities.			By encouraging the fishing industry it could create training opportunities. Could also occur through any new businesses.
6	G	G	G	G	A	A	A	A	Ensure good mix of housing tenures.	The proposed strategy is considered a suitable way forward in supporting some residential use here. No alternative.		At present the whole area is allocated for employment use. Policy encourages residential development but does not mention size, tenure or type of housing to be provided.
7	A	G	G	G	R	A	A	A	The Fish Quay neighbourhood plan has been created, the aim should be to continue the community's involvement in its implementation and in other documents.	Good public realm improvements could help. Need to create ways in which the public can get involved in the planning process.		By upgrading the area, it will increase pride in the area and strengthen the community. Without it, the area may fall into disrepair which could encourage crime. Leaving the area with no policy guidance could see the area decrease in public realm quality and in dereliction, discouraging civic pride. By improving the public realm and helping to create businesses it could help to create a community identity, however, it does not go as far as allowing them to get involved in the planning process as such.
8	A	A	A	A	A	A	A	A				Whilst the protection of green

											spaces and a revitalised area could encourage more outdoor pursuits, on the whole there's little link here.
9	G	G	G	G	R	A	A	A		Improving access links could allow for people to better reach services and facilities they need.	The policy aims to increase the number of services available in the Fish Quay area, as well as improve access and links for the area.
10	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve water quality in the area.	No new development would have a neutral effect.	All new development has the potential to affect the quality of ground and surface water.
11	A	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to improve climate change.	No new development would have a neutral effect.	All new development has the potential to affect climate change. Climate change will be reduced by better services and facilities in the area, meaning locals won't have to travel.
12	A	G	G	G	R	A	A	A	Ensure better access and links includes sustainable transport options.		Policy aims to improve access and links - this could involve more travel as visitors come to the area. It needs to include sustainable transport measures to be sustainable. Having easily accessible facilities for residents could prevent them from travelling further to receive those services.
13	A	G	G	G	A	A	A	A	Good mitigation measures to	No new development	The policy ensure the protection of green space but increased

									protect wildlife should be enforced.	would have a neutral effect.	tourism could affect the ecology of the area.
14	R	G	G	G	A	A	A	A	Ensure new developments incorporate recycled/reused materials.	No new development would have a neutral effect.	Any new development has the potential to create waste. Steps could be taken to ensure a positive effect.
15	G	G	G	G	A	A	A	A			Policy could be seen to support this as it proposes new areas of green space. These areas could be used as a community resource for recreation and amenity as well as for wildlife.
16	G	G	G	G	R	A	A	A		Public realm improvements.	Without the policy and the confidence it could bring a developer, the dereliction that exists in the area could remain. Policy ensures that development carried out is to the highest standards of design that respect the area's character.
17	R	G	G	G	A	A	A	A	Ensure sufficient mitigation is in place. Good mitigation can even work to decrease flood risk.	No development would ensure no differences in flood risk.	All new development has the potential to affect flood risk.
18	G	G	G	G	R	A	A	A			Policy encourages development on brownfield sites, some of which are known to be contaminated.
19	R	A	A	A	A	A	A	A	Adequate mitigation measures should be put in place.		Any growth in visitors has the potential to create noise.

Conclusion	This policy aims to tackle identified issues and build on opportunities at Fish Quay. It has been concluded that not addressing these issues and opportunities could lead to an unsustainable future for the area, especially with regard to public realm and access issues.. Some objectives have been identified as potentially being negatively affected by the building work associated with the policy. It is considered that any negative affect could be mitigated and overall the policy is seen as a sustainable way forward.
Effect of modification	Policy modifications do not effect the SA as industry is still supported.

AS8.23 Coastal Transport										
Exam Mod Ref	Page Number	Policy/Site /Para/Fig	Text with Proposed Modification							
MM402	194	Policy AS8.23	<p>Through working in partnership with applicants for development, the community, public transport providers and Nexus, the Council will seek aims to improve the accessibility of the coastal area by that will:</p> <p>a. Seek to balance <u>Balancing</u> competing needs on the Whitley Bay town centre road network, including the need to maintain traffic circulation and minimise congestion with opportunities to give greater priority to pedestrians, cyclists, public transport users and people with <u>reduced mobility disabilities</u>;</p> <p>b. Improve <u>Improving</u> the street network connecting the town Whitley Bay town centre and Tynemouth district centre with and the seafront, and establishing attractive attractions and points of arrival including improvements to cycling and walking infrastructure;</p> <p>c. Seek to reduce motor vehicle access, where feasible, within Whitley Bay town centre and Tynemouth district centre and implement pedestrian and cycle priority schemes to improve the environmental quality of the streets;</p> <p>d. Seek to ensure <u>c. Ensuring</u> that servicing and delivery arrangements meet the reasonable needs of business through improved off street servicing and loading facilities;</p> <p>e. Seek to increase <u>d. Increasing</u> public car parking opportunities as part of <u>Whitley Bay</u> town centre developments that also enhance the quality of the environment; and</p> <p>f. Maintain <u>e. Maintaining</u> adequate car parking provision that serves the coast with improved access for sustainable transport that would cause no adverse impacts on people, biodiversity and the environment.</p>							
Delete point C which removes the aim to reduce motor vehicle access within Whitley Bay and Tynemouth and implementing cycle and pedestrian priority scheme. Although point B still includes reference to improving the cycle and walking infrastructure and point a also looks to give greater priority to non car users. Other modifications are wording changes.										
	Implementation of Proposed Policy		Without implementation of Proposed Policy			Implementation	Existing	Comment		
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated, i.e. alternative approach		Proposed Mitigation	Proposed Mitigation	
		S	M	L		S	M	L		

1	G	G	G	G	R	R	R	R			Better access is positive for local business by allowing more customers, etc. to reach them plus improved delivery and operational access makes the area more attractive to more businesses and retention of existing. Improved access for visitors is important in growing this area of the economy. Should the current poor access arrangements continue then the opposite effect is envisaged.
2	G	G	G	G	R	R	R	R			
3	G	G	G	G	R	R	R	R			
4	G	G	G	G	R	R	R	R			Ensuring visitors can reach the coast with ease by a variety of transport is essential in securing the area's tourism success.
5	A	A	A	A	A	A	A	A			Whilst this policy is concerned with better access in general, it is not specific to education/training so a neutral effect is envisaged.
6	A	A	A	A	A	A	A	A			No direct link.
7	A	A	A	A	A	A	A	A			No direct link.
8	A	G	G	G	A	A	A	A	Promote improved access by sustainable modes of transport.		This policy seeks to improve pedestrian/cycle etc access.
9	G	G	G	G	A	A	A	A			Improved access means residents can better reach the services and facilities they need.

10	A	A	A	A	A	A	A	A			No direct link.
11	A	G	G	G	A	A	A	A	Promote improved access by sustainable modes of transport.		This policy seeks to improve pedestrian/cycle etc access.
12	A	G	G	G	A	A	A	A	Promote improved access by sustainable modes of transport.		Whilst the policy aims to improve sustainable transport options, it also seeks to encourage more visitors to the coast with increased car parking.
13	R	A	A	A	A	A	A	A	Mitigation measures employed to avoid negative impacts.		The coast's biodiversity is sensitive to development and increased recreational visitors. This policy could serve to be negative in this respect.
14	A	A	A	A	A	A	A	A			No direct link.
15	A	A	A	A	A	A	A	A			No direct link.
16	R	A	A	A	A	A	A	A	Ensure any projects/developments are implemented with due care to context and the area's special character.		The proposals contained in this policy have the potential to negatively impact on the character of the area. E.g. increased car parking, changes to street and road networks.
17	A	A	A	A	A	A	A	A			No direct link.
18	A	A	A	A	A	A	A	A			No direct link.

19	A	A	A	A	A	A	A	A		<p>This policy seeks to improve pedestrian/cycle etc access but also vehicular access so there is likely a neutral effect on noise pollution.</p>
Conclusion		<p>The policy supports better access to the coast. This is good for visitors and locals and so has a positive effect on the economy and social wellbeing. To not manage and improve transport would be detrimental and would not be acceptable. However, works could serve to alter the character of the area and negatively impact biodiversity. Mitigation needs to be employed to avoid this with promotion of access by sustainable modes of transport.</p>								
Effect of modification		<p>Policy still supports improvements to sustainable transport so SA has not changed.</p>								

